

4001 Mavelle Dr., Edina														
	Edina 101	Edina 102	Edina 103	Edina 104	Edina 201	Edina 202	Edina 203	Edina 204	Edina 301	Edina 302	Edina 303	Edina 304		
	Shonna	Jaqlyn	Samantha	NAMGYAL	BURGE	Mira	KEVIN	JAMES	daisy	Jiang	Ahmed	Peterson		Total
Newest In Place Rent	1335	1335	1345	925	1385	1435	1395	1225	1345	1395	1395	1395		15910
12 month rent:														
Aug-25	1335	1335	1295	850	1385	1435	1395	1160	1285	1395	1345	1395		15610
Sep-25	1335	1335	1079	850	1385	1435	1395	1160	1305	1395	1345	1395		15414
Oct-25	1335	1315	1345	850	1385	1435	1395	1160	1345	1395	1345	1395		15700
Nov-25	1335	1335	1345	850	1385	1435	1395	1252.8	1345	1395	1345	1395		15812.8
Dec-25	1335	1310	1345	850	1385	1435	1395	1252.8	1315	1395	1345	1395		15757.8
Jan-26	1335	1332	1345	850	1385	1435	1365	1160	1345	1395	1345	1395		15687
Feb-26	1335	1335	1345	850	1385	1435	1395	1160	1345	1395	1345	1395		15720
Mar-26	1335	1335	1345	850	1385	1435	1395	1160	1345	1395	1345	1395		15720
Apr-26	1335	1335	1345	850	1385	1435	1395	1160	1345	1395	1345	1395		15720
May-26	1335	1335	1345	850	1385	1435	1395	1160	1345	1395	1345	1395		15720
Jun-26	1335	1310	1345	925	1385	1435	1395	1225	1265	1395	1345	1395		15755
Jul-26	1335	1335	1345	925	1385	1435	1395	1225	1250	1395	1395	1395		15815
Total	16020	15947	15824	10350	16620	17220	16710	14235.6	15835	16740	16190	16740		188,431.60
Expenses														
											Property Tax	31205		
											Insurance	10470		
											Water	5850.62		
											Trash	2400		
											Snow	1300		
											Other Misc Repairs	1000		
											Subtotal			52225.62
											Operating Income			136,205.98
											Listing Price			2,750,000.00
											Exisiting Cap Rate			4.95%
											Cap Rate based on new rents			5.04%