

Full Net Operating Statement Report

<u>Category</u>	<u>Monthly Amount(\$)</u>	<u>Annual Amount(\$)</u>
Rent Roll - Unit A	2,600.0	31,200.0
Rent Roll - Unit B	2,700.0	32,400.0
Rent Roll - Unit C	3,050.0	36,600.0
Rent Roll - Unit D	3,500.0	42,000.0
<u>Total Monthly Rental Income</u>	<u>11,850.0</u>	<u>142,200.0</u>
Property Taxes	3,320.58.0	39,847.0
Water\$ Sewer	100.0	1,200.0
Insurance	291.67.0	3,500.0
Gas & Heat	203.0	2,436.0
Electric (Common Area)	77.0	924.0
Hallway Cleaning & Trash	100.0	1,200.0
Total Monthly Expenses	4,092.25.0	49,107.0
<u>Net Operating Income(NOI)</u>	<u>7,757.75.0</u>	<u>93,093.0</u>
Cap Rate (%)	4.9517553	4.9517553

Lease Period

Rent Roll A: 02/15/2025 ~ 02/15/2027

Rent Roll B: 03/20/2026 ~ 03/31/2027

Rent Roll C: 03/01/2026 ~ 02/30/2027

Rent Roll D: Currently, the owner is occupying the space, however, this is the price for the previous rental period.

***All information may differ slightly. These differences typically involve annual taxes, expenses, and so on. However, accurate information will be provided once a formal offer and contract are signed. We ask for your understanding regarding this matter.