

Combined

Casa Income	\$	158,824
Casa Expenses	\$	(51,362)
Chateau Income	\$	285,027
Chateau Expenses	\$	(98,121)
Package NOI	\$	294,368
Asking Price	\$	3,250,000
Calculated Capitalization Rate		9.06%

CASA DEL SOL

T-12

June 2025 - May 2026

Animal Violation	\$	200	
Application Fee	\$	500	
Bounced Check	\$	70	
Commissions	\$	1,383	
Deposits Paid	\$	570	
Deposits Surety	\$	4,350	
Late Fee	\$	702	
Lock Out Fee	\$	50	
Rent	\$	153,180	August RR *12
Services	\$	-	
Unapplied Cash Income	\$	(2,181)	
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Total Income			\$ 158,824
Cleaning	\$	1,053	
Grounds Maintenance	\$	715	
Repair Labor	\$	5,318	
Deposit Refund	\$	711	
Electricity	\$	5,111	
Expensed Assets	\$	311	
Gas	\$	4,330	
Grounds Maintenance	\$	25	
Insurance	\$	8,073	
Materials	\$	1,845	
Pest Control	\$	612	
Trash Removal	\$	1,052	
Supplies	\$	217	
RE Taxes	\$	20,538	
Cleaning	\$	126	
Grounds Maintenance	\$	17	
Repair Labor	\$	50	
Water Bill	\$	1,258	
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Total Expenses			\$ 51,362
Gross Income - Expenses	NOI		\$ 107,462

Asking Price \$ 1,300,000

Calculated Capitalization Rate 8.27%

CASA DEL SOL

May-26

Type	Count	Sq Ft	Tot SF
Effeciency	4	320	1280
1 BR	7	420	2940
1 BR ABP	2	420	840
2 BR	2	740	1480
Laundry	0	420	420
	15		6960

Monthly Income \$ 12,765

Annual Income @ 100% Occupation \$ 153,180

AAA PROPERTIES, L.C.
Casa Del Sol Apts
Rent Roll

Tenant	Original Lease	Current Lease Begin	Current Lease End	Deposit	Current Base Rent	Size	Increases 8/1/26
CASA:#01	06/08/26	06/08/26	05/31/27	\$ 500.00	\$ 675.00	Eff - ABP	
CASA:#02	06/16/21	06/16/21	06/30/22	\$ 500.00	\$ 825.00	1/1 - ABP	
CASA:#03	03/17/26	03/17/26	03/31/27	\$ 700.00	\$ 795.00	1/1	
CASA:#04	03/03/26	03/03/26	02/28/27	\$ 700.00	\$ 795.00	1/1	
CASA:#05	12/04/25	12/04/25	11/30/26	\$ 700.00	\$ 1,025.00	2/1	
CASA:#06	06/04/21	06/04/21	05/31/22	\$ 500.00	\$ 1,025.00	2/1	*rate as of 8/1/26
CASA:#07	07/02/25	07/02/25	06/30/26	\$ 700.00	\$ 795.00	1/1	
CASA:#08	11/20/24	11/20/24	11/30/25	\$ 700.00	\$ 795.00	1/1	
CASA:#09	04/21/20	04/21/20	04/30/21	\$ 500.00	\$ 625.00	Eff - ABP	
CASA:#10	03/01/18	03/01/20	02/28/21	\$ 400.00	\$ 750.00	1/1	
CASA:#11	12/19/22	12/19/22	12/31/23	\$ 500.00	\$ 795.00	1/1	*rate as of 8/1/26
CASA:#12	03/18/24	03/18/24	03/31/25	\$ 500.00	\$ 625.00	Eff - ABP	
CASA:#13	08/17/22	08/17/22	08/31/23	\$ 500.00	\$ 895.00	1/1 - ABP	*rate as of 8/1/26
CASA:#14	04/16/26	04/16/26	04/30/27	\$ 700.00	\$ 795.00	1/1	
CASA:#15	06/01/25	06/01/25	05/31/26	\$ 500.00	\$ 675.00	Eff - ABP	*rate as of 8/1/26
CASA:#16	03/24/23	03/24/23	03/31/24	\$ 600.00	\$ 875.00	1/1 - ABP	*rate as of 8/1/26

\$ 9,200.00 \$ 12,765.00

* All Lease Contracts automatically renew month-to-month after the initial Lease Term has ended.

AAA PROPERTIES, L.C.
Profit and Loss - Casa
June, 2025-May, 2026

CASA	
Income	
Animal violation	200.00
APPLICATION FEE	500.00
BOUNCED CHECK FEE	70.00
COMMISSION	1,382.50
Deposit Deductions Paid	570.00
DEPOSIT SURETY	4,350.00
LATE FEE	702.00
Locked Out Fee	50.00
MONTHLY RENT	136,966.30
Unapplied Cash Payment Income	-2,181.25
Total for Income	142,609.55
Gross Profit	142,609.55
Expenses	
CONTRACT LABOR	
Cleaning	1,052.95
Grounds Maintenance	715.00
Repair Labor (Contractor)	5,317.75
Total for CONTRACT LABOR	7,085.70
DEPOSIT REFUND	711.45
ELECTRICITY	5,111.23
Expensed Assets	310.67
GAS UTILITY	4,329.65
GROUNDS	
Grounds Maintenance Material	24.58
Total for GROUNDS	24.58
INSURANCE	8,072.82
MATERIAL	1,845.38
PEST CONTROL	611.65
RUBBISH REMOVAL	1,051.79
SUPPLIES	216.65
TAXES REALESTATE	20,538.08
Wage Labor	
Cleaning	126.00
Grounds Maintenance	16.50
Repair Labor	49.50
Total for Wage Labor	192.00
WATER BILL	1,258.42
Total for Expenses	51,360.07
Net Operating Income	91,249.48
Other Expenses	
Depreciation Expense	8,507.00
Total for Other Expenses	8,507.00
Net Other Income	-8,507.00
Net Income	82,742.48

CHATEAU

T-12

June 2025 - May 2026

Application Fee	\$	900	
Bounced Check	\$	140	
Commissions	\$	2,251	
Deposits Paid	\$	10,082	
Deposits Surety	\$	6,400	
Late Fee	\$	1,007	
Lock Out Fee	\$	20	
Rent	\$	269,340	August RR *12
Services	\$	75	
Unapplied Cash Income	\$	(5,397)	
Utilities	\$	209	
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Total Income			\$ 285,027

Advertising	\$	11	
Collections	\$	-	
Cleaning	\$	3,146	
Grounds Maintenance	\$	3,148	
Grounds Maintenance NNN	\$	-	
Repair Labor	\$	12,614	
Deposit Refund	\$	1,340	
Electricity	\$	6,085	
Gas	\$	6,731	
Grounds Maintenance	\$	216	
Parking Lot Maintenance	\$	-	
Insurance	\$	18,588	
Legal Fees	\$	-	
Materials	\$	1,572	
Pest Control	\$	748	
QB	\$	-	
Trash Removal	\$	2,097	
Supplies	\$	498	
RE Taxes	\$	26,167	
Cleaning	\$	-	
Grounds Maintenance	\$	17	
Repair Labor	\$	347	
Water Bill	\$	14,796	
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Total Expenses			\$ 98,121

Gross Income - Expenses NOI \$ 186,906

Asking Price \$ 2,100,000

Calculated Capitalization Rate 8.90%

CHATEAU

May-26

Type	Count	Sq Ft	Tot SF
2 BR 1.5 B	4	990	3960
1 BR	16	665	10640
2 BR	2	1330	2660
2 BR	2	1140	2280
Laundry			0
	24		19540

Monthly Income \$ 22,445

Annual Income @ 100% Occupation \$ 269,340

AAA PROPERTIES, L.C.
Chateau Apts
Rent Roll

Tenant	Original Lease	Current Lease Begin	Current Lease End	Deposit	Current Base Rent	Size	Increases 8/1/26
CHATEAU #01	08/08/24	08/08/24	08/31/25	\$ 700.00	\$ 875.00	1/1	*rate as of 8/1/26
CHATEAU #02	08/29/25	08/29/25	08/31/26	\$ 700.00	\$ 875.00	1/1	
CHATEAU #03	10/01/24	10/01/24	09/30/25	\$ 700.00	\$ 850.00	1/1	
CHATEAU #04	11/11/22	11/11/22	11/30/23	\$ 600.00	\$ 875.00	1/1	*rate as of 8/1/26
CHATEAU #05	02/13/26	02/13/26	02/28/27	\$ 700.00	\$ 1,195.00	2/1	
CHATEAU #06	04/17/23	08/01/26	05/31/27	\$ 700.00	\$ 895.00	1/1	
CHATEAU #07	07/31/24	07/31/24	07/31/25	\$ 700.00	\$ 850.00	1/1	*rate as of 8/1/26
CHATEAU #08	12/18/25	12/18/25	12/31/26	\$ 700.00	\$ 895.00	1/1	
CHATEAU #09	10/24/24	10/24/24	10/31/25	\$ 700.00	\$ 895.00	1/1	*rate as of 8/1/26
CHATEAU #10	04/18/17	04/18/17	04/30/18	\$ 500.00	\$ 850.00	1/1	*rate as of 8/1/26
CHATEAU #11	10/08/17	10/08/17	09/30/18	\$ 500.00	\$ 1,150.00	2/1	*rate as of 8/1/26
CHATEAU #12	08/07/20	08/01/21	07/31/22	\$ 600.00	\$ 850.00	1/1	*rate as of 8/1/26
CHATEAU #14	05/12/21	05/12/21	05/31/22	\$ 600.00	\$ 1,150.00	2/1.5	*rate as of 8/1/26
CHATEAU #15	07/27/22	07/27/22	07/31/23	\$ 600.00	\$ 1,150.00	2/1.5	*rate as of 8/1/26
CHATEAU #16	09/22/25	09/22/25	09/30/26	\$ 800.00	\$ 1,295.00	2/1.5	
CHATEAU #17	08/07/23	08/07/23	07/31/24	\$ 800.00	\$ 1,150.00	2/1.5	*rate as of 8/1/26
CHATEAU #18	03/08/26	03/08/26	02/28/27	\$ 700.00	\$ 1,295.00	2/2	
CHATEAU #19	08/02/23	08/02/23	05/31/24	\$ 700.00	\$ 895.00	1/1	*rate as of 8/1/26
CHATEAU #20	08/18/25	08/18/25	08/30/26	\$ 500.00	\$ 895.00	1/1	*rate as of 8/1/26
CHATEAU #21	07/28/22	07/28/22	07/31/23	\$ 600.00	\$ 895.00	1/1	*rate as of 8/1/26
CHATEAU #22	10/01/25	10/01/25	09/30/26	\$ 800.00	\$ 875.00	1/1	
CHATEAU #23	02/17/26	02/17/26	02/28/27	\$ 700.00	\$ 895.00	1/1	
CHATEAU #24	08/01/26	08/01/26	05/31/27	\$ 700.00	\$ 895.00	1/1	
				\$ 15,400.00	\$ 22,445.00		

* All Lease Contracts automatically renew month-to-month after the initial Lease Term has ended.

AAA PROPERTIES, L.C.
Profit and Loss - Chateau
June, 2025-May, 2026

CHATEAU	
Income	
APPLICATION FEE	900.00
BOUNCED CHECK FEE	140.00
COMMISSION	2,250.50
Deposit Deductions Paid	10,081.86
DEPOSIT SURETY	6,400.00
LATE FEE	1,007.00
Locked Out Fee	20.00
MONTHLY RENT	243,108.41
Services	75.00
Unapplied Cash Payment Income	-5,398.66
Utilities	209.20
Total for Income	258,793.31
Gross Profit	258,793.31
Expenses	
ADVERTISING	10.53
CONTRACT LABOR	
Cleaning	3,146.01
Grounds Maintenance	3,148.75
Repair Labor (Contractor)	12,613.75
Total for CONTRACT LABOR	18,908.51
DEPOSIT REFUND	1,340.00
ELECTRICITY	6,085.79
Expensed Assets	591.32
GAS UTILITY	6,731.36
GROUNDS	
Grounds Maintenance Material	88.72
Total for GROUNDS	88.72
INSURANCE	18,587.50
MATERIAL	1,572.29
PEST CONTROL	748.92
RUBBISH REMOVAL	2,096.91
SUPPLIES	497.99
TAXES REALESTATE	26,167.01
Wage Labor	
Grounds Maintenance	16.50
Repair Labor	346.50
Total for Wage Labor	363.00
WATER BILL	14,795.69
Total for Expenses	98,585.54
Net Operating Income	160,207.77
Other Expenses	
Depreciation Expense	31,836.00
Total for Other Expenses	31,836.00
Net Other Income	-31,836.00
Net Income	128,371.77