

TENANT	UNIT SIZE	MIX	UNIT#	NET CASH FLOW											
				JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	
GUTIERREZ	450	STUDIO	1	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350
VIERIA	450	STUDIO	2	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350
RIVERO	450	STUDIO	3	1225	1225	1225	1225	1225	1225	1225	1225	1225	1225	1225	1225
AUSTIN MOORE	450	STUDIO	4	-	1295	1295	1295	1295	1295	1295	1295	1295	1295	1295	1295
FRANCO	500	ONE BED	5	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350
CRAIG	550	ONE BED	6	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
PINEDA	900	TWO BED	7	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750
SARDAN	525	ONE BED	8	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350
BRAVERA	250	STUDIO	9	-	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
LAUNDRY	-			100	100	100	100	100	100	100	100	100	100	100	100
TOTAL	4525			9975	12170	12170	12170	12170	12170	12170	12170	12170	12170	12170	12170
GSI				119700	146040	146040	146040	146040	146040	146040	146040	146040	146040	146040	146040
LOANS															
EXPENSES															
INSURANCE				500	500	500	500	500	500	500	500	500	500	500	500
LANDSCAPING				300	300	300	300	300	300	300	300	300	300	300	300
VACANCY				500	500	500	500	500	500	500	500	500	500	500	500
REPAIRS				450	450	450	450	450	450	450	450	450	450	450	450
TAXES				2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
UTILITIES				75	75	75	75	75	75	75	75	75	75	75	75
WATER				750	750	750	750	750	750	750	750	750	750	750	750
TOTAL EXPENSES				4575	4575	4575	4575	4575	4575	4575	4575	4575	4575	4575	4575
EXPENSE %				0.458647	0.375924	0.375924	0.375924	0.375924	0.375924	0.375924	0.375924	0.375924	0.375924	0.375924	0.375924
NET CF				5400	7595	7595	7595	7595	7595	7595	7595	7595	7595	7595	7595
NET CF FOR YEAR ROR			90045												
OCCUPANCY			100%												

		END	START
DEC	TOTALS		
1350	16200		
1350	16200	4/14/2026	
1225	14700	9/5/2026	
1295	14245	1/31/2027	
1350	16200	2/28/2027	3/1/2025
1500	18000	MTM	
1750	21000	MTM	
1350	16200	8/5/2026	8/6/2025
1000	11000	MTM	
100	1200		
12170	144945		
146040			
500	6000		
300	3600		
500	6000		
450	5400		
2000	24000		
75	900		
750	9000		
4575	54900		
0.375924	0.378764		
7595	90045		