

Cedar Hill 3-Property SFR Rental Portfolio

Investor-Facing Normalized Income Table

Current Annual Scheduled Rent	Normalized NOI	Portfolio Asking Price	Normalized Cap Rate
\$57,600	\$34,879	\$729,900	4.78%

Normalized Property-Level Table

Property	Asking Price	Annual Rent	Taxes	Insurance	5% Maint.	Normalized NOI	Normalized Cap
161 Hood	\$249,900	\$21,000	\$5,592	\$1,891	\$1,050	\$12,467	4.99%
163 Hood	\$245,000	\$19,800	\$4,482	\$1,724	\$990	\$12,604	5.14%
309 S Main	\$235,000	\$16,800	\$4,758	\$1,394	\$840	\$9,808	4.17%
Portfolio Total	\$729,900	\$57,600	\$14,832	\$5,009	\$2,880	\$34,879	4.78%

Assumptions and Buyer Verification

- Normalized NOI = Annual Rent - Property Taxes - Insurance - estimated maintenance at 5% of scheduled rent.
- Cap Rate = Normalized NOI / Asking Price.
- Mortgage interest and principal are excluded from cap-rate NOI. Debt service should be analyzed separately for cash-on-cash return.
- Figures are based on owner-provided income/sale analysis and current asking prices. Buyer to verify all rents, leases, taxes, insurance, expenses, financing, and permitted uses.

Positioning note: Present this as a normalized/stabilized income table, not as a trailing-actual operating statement.