

1100 NE 18th Court

Impact Windows - New Shingle Roof - Hotel Motel License -

Property Features: 9100 s/f Lot, RML-25 Zone

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Unit Type (br/ba)	Apt #	Rent /Mo	Lease Term Exp	Total Annual Rent	Potential VR/M	Annual VR Avg
Studio	1	\$1,300	10/5/2026	\$15,600	\$2,500	\$30,000
Studio	2	\$1,100	M to M	\$13,200	\$2,500	\$30,000
One Bedroom	3	\$1,550	5/31/2026	\$18,600	\$2,700	\$32,400
One Bedroom	4	\$1,600	6/30/2026	\$19,200	\$2,700	\$32,400
Studio	5	\$1,100	4/30/2026	\$13,200	\$2,500	\$30,000
Studio	6	\$1,150	4/30/2026	\$13,800	\$2,500	\$30,000
Studio	7	\$1,100	M to M	\$13,200	\$2,500	\$30,000
Studio	8	\$1,350	5/30/2026	\$16,200	\$2,500	\$30,000
Totals:	36	\$10,250		\$123,000		\$244,800

Year Operating Statement

Gross Income	<u>\$123,000</u>	
Property Taxes	\$13,000	BCPA \$3200 added for PACE payment plan to be PIF by seller at closing
Insurance	\$3,200	Hazard & Liability, flood-no windstorm
Maintenance	\$3,000	
Utilities	\$7,800	all paid by landlord except wifi. One water meter, 3 electric meters
Total Expenses	<u>\$27,000</u>	
Net Operating Income	<u>\$96,000</u>	