

Fran Rusackas	700 W 2nd Street, Azusa, Ca.					
	Current					
	Yearly Rent	May	June	Jun-26	Yearly	Rent Increase
Description	Income	Monthly Rent	Increase	Projected Rent	Projected Rent	due dates
House #1 Income	\$39,660.00	\$3,305.00	\$90.00	\$3,395.00	\$40,740.00	6/1/27
House #2 Income	\$43,200.00	\$3,600.00		\$3,600.00	\$43,200.00	11/16/26
House #3 Income	\$42,600.00	\$3,550.00		\$3,550.00	\$42,600.00	11/9/26
House #4 Income	\$37,428.00	\$3,119.00	\$171.00	\$3,290.00	\$39,480.00	6/1/27
House #5 Income	\$35,208.00	\$2,934.00	\$176.00	\$3,110.00	\$37,320.00	6/1/27
House #6 Income	\$45,600.00	\$3,800.00		\$3,800.00	\$45,600.00	4/1/27
	\$243,696.00	\$20,308.00	\$437.00	\$20,745.00	\$248,940.00	
Operating Expenses	Yearly Recurring Expense					
Property Taxes	\$23,576.00					
Property Insurance	\$13,888.00					
Earthquake Insurance	\$3,875.00					
Trash Expense - Athens	\$5,760.00					
Gardening Services	\$7,920.00					
Tree Trimming Services	\$700.00					
Sewer Maintenance	\$900.00					
Total Recurring Expenses	\$56,619.00					
Income 6-1-2026	\$248,940.00					
Operating Expense	-\$56,619.00					
Net Operating Income	\$192,321.00					
Projected Cap Rate	5.5					