

120-126 N Franklin St						
Monthly Income						
Unit/Source	Type	Approx Sqft	August '25-'26	August '26-'27	Pro Forma	Notes on '26-'27
122 N Franklin St	4BD/2BA	1522	\$3,575	\$4,149	\$4,149	Leased
120 N Franklin St #2	4BD/2BA	1522	\$3,575	\$3,749	\$3,800	Leased
120 N Franklin St #3	6BD/3BA	1522	\$4,495	\$4,749	\$5,700	Leased
124 N Franklin St #1	3BD/1BA	1110	\$2,395	\$2,549	\$2,850	Leased
124 N Franklin St #2	5BD/2BA	1587	\$3,875	\$3,995	\$4,750	Leased
126 N Franklin St	5BD/2BA	1742	\$4,195	\$4,295	\$4,750	Leased
Parking Lot	12 Spots + 1 Scooter/Moto Spot		\$1,820	\$1,820	\$1,820	Partially Leased
Utility Income			\$916	\$916	\$916	Trailing 12 Month Avg
Laundry Income			\$49	\$49	\$49	Flat YOY
TOTAL	27BD/12BA		\$24,895	\$26,271	\$28,784	
Total - Annual			\$298,742	\$315,254	\$345,410	

120-126 N Franklin St		
Recurring Expenses		
Expense	120-126 N Franklin	Notes
Property Insurance	\$7,027	Current Annual Premium
Property Taxes	\$33,941	2025 Taxes
Water/Sewer	\$4,742	Trailing 12 Month Total
Gas/Electric	\$6,249	Trailing 12 Month Total