

Executive Portfolio Dashboard

This dashboard provides a visually structured overview of the current residential portfolio, highlighting key performance indicators and asset-specific details.

Portfolio Performance Summary

Metric	Value
Total Managed Assets	7
Monthly Gross Potential Rent (GPR)	\$18,675.00
Average Rent per Square Foot	\$1.75
Total Monthly Tax Estimate	\$1,806.74
Total Monthly HOA Estimate	\$1,028.75

Detailed Asset Breakdown

Address	Type	Beds/Baths	Rent	Rent/SqFt	Lease Expiry
656 Foxtail Way, Severance	SFH	5 / 3.5	\$2,600	\$1.61	2026-09-30
6801 Meade Street, Wellington	SFH	3 / 2.0	\$2,200	\$1.79	2026-07-31
229 Pennsylvania Street, Ft	SFH	3 / 2.0	\$2,300	\$1.63	2026-09-30

Address	Type	Beds/Baths	Rent	Rent/SqFt	Lease Expiry
Collins					
4602 Binfield Drive, Windsor	SFH	3 / 2.5	\$3,300	\$1.47	2027-04-30
330 Sundance Circle N A401, Ft Collins	Town-Home	3 / 2.0	\$2,230	\$1.77	2027-06-30
5260 Cornerstone Drive, Ft Collins	Town-Home	2 / 2.5	\$2,375	\$1.84	2026-10-31
2602 Timberwood Dr #42, Ft Collins	Town-Home	2 / 2.0	\$2,195	\$2.13	2027-02-28

Strategic Insights

- **Yield Analysis:** The properties in Fort Collins currently show the highest Rent/SqFt, particularly the multi-family units like Timberwood Dr [cite: 1].
- **Lease Management:** Significant lease expirations occur in September 2026, which may require proactive turnover planning [cite: 1].
- **Diversification Note:** While the portfolio is strong in Single Family Homes, exploring small multi-family assets or value-add opportunities in emerging Northern Colorado markets could further optimize cash flow.