

**204 PARKHURST STREET**

UNIT	RENT	SECURITY	LEASE TERMS
Apartment 1 – 2 BED / 1 BATH	\$1,880	\$2,610	02/01/2025-01/31/2026
Apartment 2F – 1 BED / 1 BATH	\$1,410	\$2,645	07/01/2024-06/30/2025
Apartment 2R – 1 BED / 1 BATH	\$1,500	\$2,523	07/01/2024-06/30/2025
Apartment 3 – 3 BED / 1 BATH	\$1,905	\$2,497	12/01/2025-11/30/2026
Lower Level - 2 BED / 1 BATH	\$1,725	\$2,587	05/01/2025-04/30/2026

**TOTAL MONTHLY INCOME: \$8,420****GROSS ANNUAL INCOME: \$101,040**

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**EXPENSE (ANNUAL)**

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INSURANCE	\$5,789
TAXES	\$12,936
WATER	\$2,881
MAINTANCE	\$2,500

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**TOTAL ANNUAL EXPENSE: \$24,106****NET OPERATING INCOME: \$ 76,934****ASKING PRICE: \$1,195,000****CAP RATE: 6.4%**