

INVESTMENT SUMMARY

List Price	\$579,000
Current Gross Rent (Monthly)	\$5,600
Current Gross Rent (Annual)	\$67,200
Property Type	Multi-Family — Triplex Including Original Carriage House (ADU)



DETAILED RENT ROLL — EFFECTIVE APRIL 2026

Unit	Type	SF	Rent	Annual	\$/SF	Lease	Market (+3%)
3024-1	2BR/1BA Main	970	\$1,200	\$14,400	\$1.24	MTM	\$1,236
3024-2	2BR/1BA 2nd	980	\$1,500	\$18,000	\$1.53	MTM	\$1,545
3024-3	Studio Attic	825	\$800	\$9,600	\$0.97	MTM	\$824
3026 SF	1BR/1BA SF ADU/Carriage	800	\$2,100	\$25,200	\$2.80	Vacant	\$2,163
TOTALS	4 Units	3,575	\$5,600	\$67,200	\$1.59	1 Vac	\$69,216

LEASE STATUS: 3 Current MTM tenants

OWNER PAYS: Water/sewer, trash, electric, gas/heat, insurance.

TENANT PAYS: No Utilities.

NOTES

- All furniture in carriage house included in sale
- Whole exterior freshly painted and ready for new owner
- Four (4) off-street parking spaces on-site (no garage).
- Coin-op laundry in both triplex and carriage house (owned).
- 3026 carriage house was previously rented at \$2,100/mo furnished.

UTILITIES

Utility	Paid By	Annual Cost	Notes
Water / Sewer / Trash	Owner	\$3,052	Combined (actual)
Electric	Owner	\$1,824	Units 2 & 3 billed together
Gas / Heat	Owner	\$3,120	Natural gas, hot water boilers
Insurance	Owner	\$2,217	Actual