

Annual Property Operating Data

2104 Hilltop Dr

Purpose	Sellers Position
Name	2104 Hilltop Dr
Location	2104 Hilltop Dr
Property Type	Retail Tri-Plex
Date	17 August 2026
Units	3

Price	\$699,000
-Loans	524,250
Down Payment	174,750
+Acq Costs	6,500
+Loan Points	5,243
Investment	186,493

	\$/Unit	% of GI	Annual \$
Gross Income			
Revenue	\$24,000	93.8%	\$72,000
CAMS	1,600	6.3%	4,800
Total Gross Income	\$25,600	100.0%	\$76,800
Less: Operating Expenses			
Taxes	2,330	9.1%	6,990
Utilities	1,000	3.9%	3,000
Maintenance	733	2.9%	2,200
Insurance	3,167	12.4%	9,500
Management Fee	1,536	6.0%	4,608
Total Operating Expenses	\$8,766	34.2%	\$26,298
Net Operating Income	\$16,834	65.8%	\$50,502
Less: Debt Service	13,951	54.5%	41,854
Net Operating Cash Flow	\$2,883	11.3%	\$8,648

Capitalization Rate	7.22%
Gross Income Multiplier	9.10
Cash on Cash	4.64%
Debt Coverage Ratio	1.207
Price/Unit	\$233,000

The data and calculations presented herein, while not guaranteed,
have been obtained from sources we believe to be reliable.
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