

Warringwood Dr. Portfolio – Rent Roll & T-12 Summary

Rent Roll

Unit	Monthly Rent	Program	Annual Rent
3240	\$1,300	Section 8	\$15,600
3242	\$1,100		\$13,200
3244	\$1,250	Section 8	\$15,000
3246	\$1,200		\$14,400
3248	\$1,200		\$14,400
3250	\$1,100		\$13,200
3252	\$1,100		\$13,200
3254	\$722		\$8,664
TOTAL	\$8,972		\$107,664

T-12 Summary (6/1/2025–6/15/2026)

Category	Annual Amount	Monthly Avg.
Affordable Housing Income	\$46,499.00	\$3,874.92
Monthly Rent	\$4,943.11	\$411.93
Rent Income	\$65,970.00	\$5,497.50
Total Income	\$117,412.11	\$9,784.34
Cleaning & Maintenance	\$1,357.00	\$113.08
HVAC	\$175.00	\$14.58
Landscaping	\$1,700.00	\$141.67
Repairs	\$362.66	\$30.22
Taxes	\$13,004.07	\$1,083.67
Utilities	\$8,053.36	\$671.11
Total Expenses	\$24,652.09	\$2,054.34
NOI	\$92,760.02	\$7,730.00