Easton Park

List Price:
$ 3,757,000

SqFt			Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	2026 Totals
									Estimated						
	Triplex														
	831 E 550 S AF (38-520-0089)	**$ 819,000**													
778	Unit 102 - 1 bed, 1 bath		$ 1,210.00	$ 1,210.00	$ 1,210.00	$ 1,210.00	$ 1,210.00	$ 1,210.00	$ 1,210.00	$ 1,210.00	$ 1,210.00	$ 1,210.00	$ 1,210.00	$ 1,210.00	$ 14,520.00
1,361	Unit 202 - 3 bed, 2 bath, 1 car garage		$ 1,540.00	$ 1,540.00	$ 1,540.00	$ 1,540.00	$ 1,540.00	$ 1,540.00	$ 1,540.00	$ 1,540.00	$ 1,540.00	$ 1,540.00	$ 1,540.00	$ 1,540.00	$ 18,480.00
1,361	Unit 302 - 3 bed, 2 bath, 1 car garage		$ 1,545.00	$ 1,545.00	$ 1,545.00	$ 1,545.00	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 1,595.00	$ 18,940.00
3,500		Rent	$ 4,295.00	$ 4,295.00	$ 4,295.00	$ 4,295.00	$ 4,345.00	$ 4,345.00	$ 4,345.00	$ 4,345.00	$ 4,345.00	$ 4,345.00	$ 4,345.00	$ 4,345.00	$ 51,940.00
		Expenses													
		HOA	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 10,368.00
		Insurance	$ 481.85	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 481.85
		Proepty Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,036.03	$ -	$ 4,036.03
		Repairs and Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Total Expenses	$ 1,345.85	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 4,900.03	$ 864.00	$ 14,885.88
		Net Income	$ 2,949.15	$ 3,431.00	$ 3,431.00	$ 3,431.00	$ 3,481.00	$ 3,481.00	$ 3,481.00	$ 3,481.00	$ 3,481.00	$ 3,481.00	$ (555.03)	$ 3,481.00	$ 37,054.12
	835 E 550 S AF (38-520-0090)	**$ 819,000**													
778	Unit 103 - 1 bed, 1 bath		$ 1,235.00	$ 1,235.00	$ 1,235.00	$ 1,235.00	$ 1,235.00	$ 1,235.00	$ 1,235.00	$ 1,235.00	$ 1,235.00	$ 1,235.00	$ 1,235.00	$ 1,235.00	$ 14,820.00
1,361	Unit 203 - 3 bed, 2 bath, 1 car garage		$ 1,620.00	$ 1,620.00	$ 1,620.00	$ 1,620.00	$ 1,620.00	$ 1,620.00	$ 1,620.00	$ 1,620.00	$ 1,620.00	$ 1,620.00	$ 1,620.00	$ 1,620.00	$ 19,440.00
1,361	Unit 303 - 3 bed, 2 bath, 1 car garage		$ 1,550.00	$ 1,550.00	$ 1,550.00	$ 1,550.00	$ 1,550.00	$ 1,550.00	$ 1,550.00	$ 1,550.00	$ 1,550.00	$ 1,550.00	$ 1,550.00	$ 1,550.00	$ 18,600.00
3,500		Rent	$ 4,405.00	$ 4,405.00	$ 4,405.00	$ 4,405.00	$ 4,405.00	$ 4,405.00	$ 4,405.00	$ 4,405.00	$ 4,405.00	$ 4,405.00	$ 4,405.00	$ 4,405.00	$ 52,860.00
		Expenses													
		HOA	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 10,368.00
		Insurance	$ 481.85	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 481.85
		Proepty Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,036.03	$ -	$ 4,036.03
		Repairs and Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Total Expenses	$ 1,345.85	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 4,900.03	$ 864.00	$ 14,885.88
		Net Income	$ 3,059.15	$ 3,541.00	$ 3,541.00	$ 3,541.00	$ 3,541.00	$ 3,541.00	$ 3,541.00	$ 3,541.00	$ 3,541.00	$ 3,541.00	$ (495.03)	$ 3,541.00	$ 37,974.12
	841 E 550 S AF (38-520-0091)	**$ 819,000**													
778	Unit 104 - 1 bed, 1 bath		$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 15,120.00
1,361	Unit 204 - 3 bed, 2 bath, 1 car garage		$ 1,645.00	$ 1,645.00	$ 1,645.00	$ 1,645.00	$ 1,645.00	$ 1,645.00	$ 1,645.00	$ 1,645.00	$ 1,645.00	$ 1,645.00	$ 1,645.00	$ 1,645.00	$ 19,740.00
1,361	Unit 304 - 3 bed, 2 bath, 1 car garage		$ 1,725.00	$ 1,725.00	$ 1,725.00	$ 1,725.00	$ 1,725.00	$ 1,725.00	$ 1,725.00	$ 1,725.00	$ 1,725.00	$ 1,725.00	$ 1,725.00	$ 1,725.00	$ 20,700.00
3,500		Rent	$ 4,630.00	$ 4,630.00	$ 4,630.00	$ 4,630.00	$ 4,630.00	$ 4,630.00	$ 4,630.00	$ 4,630.00	$ 4,630.00	$ 4,630.00	$ 4,630.00	$ 4,630.00	$ 55,560.00
		Expenses													
		HOA	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 10,368.00
		Insurance	$ 481.85	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 481.85
		Proepty Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,036.03	$ -	$ 4,036.03
		Repairs and Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Total Expenses	$ 1,345.85	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 864.00	$ 4,900.03	$ 864.00	$ 14,885.88
		Net Income	$ 3,284.15	$ 3,766.00	$ 3,766.00	$ 3,766.00	$ 3,766.00	$ 3,766.00	$ 3,766.00	$ 3,766.00	$ 3,766.00	$ 3,766.00	$ (270.03)	$ 3,766.00	$ 40,674.12
	4Plex/Commercial														
	744 E 500 S AF (38-502-0009)	**$ 1,300,000**													
866	Unit 205 - 2 bed, 1 bath		$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 1,350.00	$ 16,200.00
1,255	Unit 206 - 2 bed, 1 bath		$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 16,380.00
866	Unit 305 - 2 bed, 1 bath		$ 1,350.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 16,365.00
1,255	Unit 306 - 2 bed, 1 bath		$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,365.00	$ 1,415.00	$ 1,415.00	$ 1,415.00	$ 1,415.00	$ 1,415.00	$ 1,415.00	$ 1,415.00	$ 1,415.00	$ 16,780.00
2,035	Commercial Space (NNN) - Rents net of property management fee		$ 1,674.75	$ 1,674.75	$ 1,674.75	$ 1,674.75	$ 1,674.75	$ 1,674.75	$ 1,674.75	$ 1,724.99	$ 1,724.99	$ 1,724.99	$ 1,724.99	$ 1,724.99	$ 20,348.20
6,277		Rent	$ 7,104.75	$ 7,119.75	$ 7,119.75	$ 7,119.75	$ 7,169.75	$ 7,169.75	$ 7,169.75	$ 7,219.99	$ 7,219.99	$ 7,219.99	$ 7,219.99	$ 7,219.99	$ 86,073.20
		Expenses													
		HOA	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 13,824.00
		Insurance	$ 642.46	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 642.46
		Proepty Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,356.35	$ -	$ 4,356.35
		Repairs and Maintenance	$ 2,399.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,399.00
		Total Expenses	$ 4,193.46	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 1,152.00	$ 5,508.35	$ 1,152.00	$ 21,221.81
		Net Income	$ 2,911.29	$ 5,967.75	$ 5,967.75	$ 5,967.75	$ 6,017.75	$ 6,017.75	$ 6,017.75	$ 6,067.99	$ 6,067.99	$ 6,067.99	$ 1,711.64	$ 6,067.99	$ 64,851.39
		Total Gross Rents	$ 20,434.75	$ 20,449.75	$ 20,449.75	$ 20,449.75	$ 20,549.75	$ 20,549.75	$ 20,549.75	$ 20,599.99	$ 20,599.99	$ 20,599.99	$ 20,599.99	$ 20,599.99	$ 246,433.20
		Total Expenses	$ 8,231.00	$ 3,744.00	$ 3,744.00	$ 3,744.00	$ 3,744.00	$ 3,744.00	$ 3,744.00	$ 3,744.00	$ 3,744.00	$ 3,744.00	$ 20,208.44	$ 3,744.00	$ 65,879.44
16,777		**Total Net Income**	**$ 12,203.75**	**$ 16,705.75**	**$ 16,705.75**	**$ 16,705.75**	**$ 16,805.75**	**$ 16,805.75**	**$ 16,805.75**	**$ 16,855.99**	**$ 16,855.99**	**$ 16,855.99**	**$ 391.55**	**$ 16,855.99**	**$ 180,553.76**

Cap Rate **4.81%**