

1461 W Fry - Rent Roll / Expenses



Unit number	Unit Type	Sq Ft	Rent	Start date	End date
1	3 bed / 2 bath	1,800	\$2,750	10/12/2019	05/31/2021
2F	1 bed / 1 bath	650	\$1,500	07/01/2019	06/30/2021
2R	1 bed / 1 bath	850	\$1,425	08/01/2020	07/31/2021
3F	2 bed / 1 bath	750	\$1,575	07/15/2020	07/31/2021
3R	1bed / 1bath	850	\$1,675	10/15/2019	10/31/2021
4F	2 bed / 1 bath	750	\$1,625	6/1/2020	5/31/2021
4R	1bed / 1 bath	850	\$1,500	03/01/2020	06/30/2021

Total Monthly Rent \$12,050

Total Annual Rent \$144,600

2020 Projected Expenses

Insurance	\$2,505
Taxes	\$20,000
Trash	\$1,224
Gas	\$500
Electric	\$500
Water	\$1,800
Repairs	\$1,500
Total Expenses	<u>\$28,029</u>

NOI \$116,571

Cap Rate at \$2,000,000 5.83%