

Annual Property Operating Data

Name Rental Income - Triplex
 Location 1501 Central Ave NE Abq
 Type of Property Triplex
 Size of Property 1472 (Sq. Ft./Units)
 Purpose Rental Income

Date 6/6/2024
 Price \$465,000
 Existing Loan _____
 Equity _____

ALL FIGURES ARE ANNUAL

COMMENTS/FOOTNOTES

| | | | |
|----|---------------------------------|----------|-----------------|
| 1 | POTENTIAL RENTAL INCOME | \$31,080 | \$2,590 / month |
| 2 | Less: Vacancy & Cr. Losses | 5% | |
| 3 | EFFECTIVE RENTAL INCOME | | |
| 4 | Plus: Other Income | | |
| 5 | GROSS OPERATING INCOME | \$29,526 | |
| | OPERATING EXPENSES: | | |
| 6 | Real Estate Taxes | \$2,836 | |
| 7 | Personal Property Taxes | | |
| 8 | Property Insurance | \$1,213 | |
| 9 | Off Site Management | | |
| 10 | Payroll | | |
| 11 | Expenses/Benefits | | |
| 12 | Taxes/Worker's Compensation | | |
| 13 | Repairs and Maintenance | \$2,366 | |
| | Utilities: | \$1,327 | |
| 14 | Legal | | |
| 15 | cleaning | | |
| 16 | | | |
| 17 | misc | | |
| 18 | Accounting and Legal | | |
| 19 | Real Estate Leasing Commissions | | |
| 20 | Advertising/Licenses/Permits | | |
| 21 | Supplies | | |
| 22 | Miscellaneous | | |
| | Contract Services: | | |
| 23 | | | |
| 24 | | | |
| 25 | | | |
| 26 | | | |
| 27 | | | |
| 28 | | \$7,742 | |
| 29 | TOTAL OPERATING EXPENSES | \$7,742 | |
| 30 | NET OPERATING INCOME | \$21,785 | |
| 31 | Less: Annual Debt Service | | |
| 32 | CASH FLOW BEFORE TAXES | \$21,785 | |

Prepared by Owner

The statements and figures herein while not guaranteed are secured from sources we believe authoritative