

SANITIZED INCOME & EXPENSE REPORT

20-Unit Yates Center Multifamily Portfolio | Stabilized Marketing Underwriting

INCOME	Annual Amount
Stabilized Scheduled Rental Income	\$137,448.00
TOTAL STABILIZED INCOME	\$137,448.00

OPERATING EXPENSES	Annual Amount
Utilities - historical expense sheet	\$15,754.00
Insurance - historical expense sheet	\$13,201.00
Real Estate Taxes - 100 N Green	\$4,385.88
Real Estate Taxes - 600 E Mary	\$7,468.10
Fire Monitoring - 600 E Mary	\$599.40
Management / Maintenance / Pest / Lawn - 10%	\$13,744.80
TOTAL OPERATING EXPENSES	\$55,153.18

FINANCIAL SUMMARY	Amount
Stabilized Gross Income	\$137,448.00
Less: Operating Expenses	(\$55,153.18)
ESTIMATED STABILIZED NOI	\$82,294.82
Operating Expense Ratio	40.1%
NOI Margin	59.9%

No tenant names, contact information, account information or other personal identifiers are included. Rental income is shown on the owner-approved stabilized 100% occupancy basis. Utilities and insurance are based on the supplied expense sheet; taxes and fire monitoring are owner-supplied amounts. The 10% line includes management, routine maintenance, pest management and lawn care. Buyers should independently verify all figures during due diligence.