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INCOME PROPERTY OPERATING SUMMARY ® | Courtesy of Sound Realty Group

Property Address: 1120 N 91st, Seattle

Units: 8

Year Built: 1986

Rentable SqFt: 3,200

Lot Size (SqFt.): 3,760

Price: \$1,650,000.00

\$ Per Unit: \$206,250.00

\$ Per SqFt: \$515.63

Current CAP Rate / GRM: 6.25% 12.28

Market CAP Rate / GRM: 6.25% 12.28

/SqFt. / Market Rent/SqFt: \$3.56 \$3.56

RENT ROLL / MONTHLY INCOME								ANNUAL EXPENSES	
Unit #	Type	Size	Move-In	Terms	Current Rent	Rent/SF	Market Rent	Rent/SF	Taxes: \$11,916.00
300	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	Insurance: \$2,800.00
301	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	Owner-Paid Utilities: \$8,500.00
302	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	Maint/Repairs: \$4,000.00
303	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	Misc: \$0.00
304	Studio	450		Vacant	\$1,400.00	\$3.11	\$1,400.00	\$3.11	
305	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	
306	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	
307	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	
Totals:		3145			\$11,200.00		\$11,200.00		Total Expenses: \$27,216.00

<u>ANNUALIZED DATA @ ACTUAL</u>	<u>ANNUALIZED DATA @ MARKET PRO FORMA</u>
Gross Scheduled Rent: \$134,400.00	Gross Scheduled Rent: \$134,400.00
Additional Income: \$0.00	Additional Income: \$0.00
Less Vacancy: \$4,032.00	3%
Gross Adj. Income: \$130,368.00	3%
Less Expenses: \$27,216.00	Less Vacancy: \$4,032.00
Net Operating Income: \$103,152.00	Gross Adj. Income: \$130,368.00
	Less Expenses: \$27,216.00
	Net Operating Income: \$103,152.00

NOTES

Income and expense figures are pro forma and based on market estimates, as units have not been previously operated as long-term rentals.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Should you submit an offer on this property, we will ensure that it is contingent on the accuracy of all information listed, assist you in obtaining all books and records available, and performing all necessary due diligence to your satisfaction. Visit us online: www.SoundMultiFamily.com