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

RENT ROLL / MONTHLY INCOME

Unit #	Type	Size	Move-In	Terms	Current Rent	Rent/SF	Market Rent	Rent/SF
300	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64
301	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64
302	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64
303	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64
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

ANNUAL EXPENSES

Taxes: \$11,916.00
 Insurance: \$2,800.00
 Owner-Paid Utilities: \$8,500.00
 Maint/Repairs: \$4,000.00
 Misc: \$0.00

Totals:	3145	\$11,200.00	\$11,200.00	Total Expenses: \$27,216.00
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ANNUALIZED DATA @ ACTUAL

Gross Scheduled Rent: \$134,400.00
 Additional Income: \$0.00
 Less Vacancy: \$4,032.00 3%
 Gross Adj. Income: \$130,368.00
 Less Expenses: \$27,216.00
 Net Operating Income: \$103,152.00

ANNUALIZED DATA @ MARKET PRO FORMA

Gross Scheduled Rent: \$134,400.00
 Additional Income: \$0.00
 Less Vacancy: \$4,032.00 3%
 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 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