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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: \$1,567,500.00  
 \$ Per Unit: \$195,937.50  
 \$ Per SqFt: \$489.84  
 Current CAP Rate / GRM: 6.58% 11.66  
 Market CAP Rate / GRM: 6.58% 11.66  
 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	ANNUAL EXPENSES
300	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	Taxes: \$11,916.00
301	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	Insurance: \$2,800.00
302	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	Owner-Paid Utilities: \$8,500.00
303	Studio	385		Vacant	\$1,400.00	\$3.64	\$1,400.00	\$3.64	Maint/Repairs: \$4,000.00
304	Studio	450		Vacant	\$1,400.00	\$3.11	\$1,400.00	\$3.11	Misc: \$0.00
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

ANNUALIZED DATA @ ACTUAL

ANNUALIZED DATA @ MARKET PRO FORMA

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%		Less Vacancy: \$4,032.00 3%
Gross Adj. Income: \$130,368.00		Gross Adj. Income: \$130,368.00
Less Expenses: \$27,216.00		Less Expenses: \$27,216.00
Net Operating Income: \$103,152.00		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](http://www.SoundMultiFamily.com)