



Updated Rents and Investment Metrics 8/15/26

	Monthly Rent	Annual Income
Unit 1	\$4,950	\$59,400
Unit 2	\$3,700	\$44,400
Unit 3	\$1,950	\$23,400
Unit 4 (ADU)	\$3,050	\$36,600
Total	\$13,650	\$163,800

Purchase Price	\$1,845,000
Gross Scheduled Income	\$163,800
Operating Expenses	(\$54,688)
Net Operating Income (NOI)	\$109,112
Cap Rate	5.91%
Gross Rent Multiplier (GRM)	11.26x