

## 510 Pleasant Hill Rd.

Total annual rental income: \$ 241,413.60

Total Annual Expenses: \$ 54,103.98

Net Operating Income: \$ 187,309.62

Restaurant (3 units) escalates 5% annually, all other units escalate 3% annually.

NOI 2024: \$ 196,147.02 (7.0% CAO at \$2,800,000)

NOI 2025 \$ 205,413.18 (7.3% CAP at \$2,800,000)

NOI 2026 \$ 214,871.14 (7.7% CAP at \$2,800,000)

All Expenses- 510 Pleasant Hill

Landscaping \$4,200.00

Bank Fees/Service Charges \$133.30

Water Contractor \$1,800.00

Utilities

Water \$10,786.40

Trash \$14,954.16

Electricity \$1,802.00

Repairs \$2,514.00

Taxes: \$12,914.12

Insurance: \$5,000.00