

Pricing & Financial Summary

Property Summary	
Address	14105 Chadron Avenue Hawthorne, CA 90250
APN	4052-022-015, -016
Asking Price	\$47,500,000
Down Payment	TBD
Number of Units	113
Price/Unit	\$420,354
Gross Square Feet	138,504
Price/SF	\$342.95
CAP Rate - Current	4.00%
CAP Rate - Pro Forma	6.54%
GRM - Current	15.46
GRM - Pro Forma	10.90
Year Built	2016
Lot Size	119,748
Type of Ownership	Fee Simple

Financing Summary	
Loan Amount	TBD
Loan Type	Proposed New
Interest Rate	TBD
Amortization	30 Years

Annualized Operating Income				
		Current		Pro Forma
Gross Potential Rent		\$3,072,516		\$4,356,996
Other Income		\$61,513		\$61,513
Gross Potential Income		\$3,134,029		\$4,418,509
Less: Market Vacancy	3.0%	\$92,175	3.0%	\$130,710
Effective Gross Income		\$3,041,854		\$4,287,799
Less: Expenses	37.54%	\$1,141,837	27.59%	\$1,182,816
Net Operating Income		\$1,900,016		\$3,104,983
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	4.00%	\$1,900,016	6.54%	\$3,104,983

Operating Data

	Current	ProForma
Real Estate Taxes (1.208210%)	\$573,900	\$573,900
Direct Assessment Taxes	\$21,848	\$21,848
Property Insurance	\$178,371	\$178,371
Utilities (Water/Sewer)	\$25,467	\$25,467
Utilities (Trash)	\$56,211	\$56,211
Utilities (Electricity)	\$26,779	\$26,779
Utilities (Gas)	\$819	\$819
Repairs & Labor (Non Cap-Ex @ \$500 per unit)	\$56,500	\$56,500
Manager Rent Credit	\$25,200	\$28,800
Janitorial Services	\$21,370	\$21,370
Management Fee (3%)	\$91,256	\$128,634
Gardening	\$7,200	\$7,200
Pest Control	\$5,000	\$5,000
Elevator Maintenance	\$3,600	\$3,600
Telephone Expense	\$14,063	\$14,063
Security Camera / Fire / Alarm	\$5,914	\$5,914
Business License / Tax	\$9,919	\$9,919
Internet Service	\$3,253	\$3,253
Advertising	\$15,168	\$15,168
Total Expenses	\$1,141,837	\$1,182,816
Expenses/unit	\$10,104.76	\$10,467.40
Expenses/SF	\$8.24	\$8.54
% of EGI	37.54%	27.59%



Rent Roll



Scheduled Income

*Rent roll as of September 1, 2025 and subject to change

No. Units	Unit Type	Approx. SF	Current Rent	Rent/SF	Monthly Income	ProForma Rent	Rent/SF	Monthly Income
16	1 Bed 1 Bath	750	\$1,384-\$2,100	\$2.28	\$27,367	\$2,350-\$2,450	\$3.20	\$38,400
3	1 Bed 1 Bath XL Patio	750	\$1,571-\$1,950	\$2.32	\$5,221	\$2,500-\$2,500	\$3.33	\$7,500
3	1 Bed 1 Bath	850	\$1,384-\$1,517	\$1.68	\$4,285	\$2,450-\$2,550	\$2.94	\$7,500
43	2 Bed 2 Bath	1,035	\$1,700-\$2,750	\$2.09	\$93,094	\$3,100-\$3,200	\$3.04	\$135,450
2	2 Bed 2 Bath Tower	1,035	\$1,791-\$2,500	\$2.07	\$4,291	\$3,200-\$3,200	\$3.09	\$6,400
8	2 Bed 2 Bath XL Patio	1,035	\$1,716-\$2,750	\$1.97	\$16,351	\$3,250-\$3,250	\$3.14	\$26,000
23	3 Bed 2 Bath	1,280	\$2,287-\$3,000	\$2.09	\$61,583	\$3,775-\$3,875	\$2.99	\$87,975
2	3 Bed 2 Bath Tower	1,280	\$2,706-\$2,926	\$2.20	\$5,632	\$3,875-\$3,875	\$3.03	\$7,750
2	3 Bed 2 Bath XL Patio	1,280	\$2,500-\$3,000	\$2.15	\$5,500	\$3,925-\$3,925	\$3.07	\$7,850
6	3 Bed 2 Bath	1,307	\$2,640-\$3,300	\$2.35	\$18,395	\$3,800-\$3,900	\$2.95	\$23,100
1	Comm. (Leasing Off.)	446	\$0	\$0.00	\$0	\$0	\$0.00	\$0
1	Commercial	903	\$2,709	\$3.00	\$2,709	\$2,935-\$2,935	\$3.25	\$2,935
1	Commercial	1,101	\$3,303	\$3.00	\$3,303	\$3,578-\$3,578	\$3.25	\$3,578
1	Commercial	1,305	\$3,915	\$3.00	\$3,915	\$4,241-\$4,241	\$3.25	\$4,241
1	Commercial	1,355	\$4,397	\$3.25	\$4,397	\$4,404-\$4,404	\$3.25	\$4,404
113	Total/Wtd. Avg.	1,055		\$2.15	\$256,043		\$3.05	\$363,083

Rent Roll Summary

*Rent roll as of September 1, 2025 and subject to change

Unit	Type	BD/BA	Amenity	Sq. Ft.	Rent	Lease from	Lease to	Proforma Range	Proforma Average	Current RPSF	Proforma RPSF
100	commercial/vacant	-	-	1,101	\$3,303.00	-	-	\$3,578 - \$3,578	\$3,578.00	\$3.00	\$3.25
101	commercial/vacant	-	-	903	\$2,709.00	-	-	\$2,935 - \$2,935	\$2,935.00	\$3.00	\$3.25
102	leasing office	-	-	446	\$0.00	2/1/2017	-	\$0.00 - \$0.00	\$0.00	\$0.00	\$0.00
103	commercial/vacant	-	-	1,305	\$3,915.00	-	-	\$4,241 - \$4,241	\$4,241.00	\$3.00	\$3.25
104	commercial	-	Mini Market	1,355	\$4,396.70	9/1/2023	8/31/2026	\$4,404 - \$4,404	\$4,404.00	\$3.24	\$3.25
201	residential/vacant	3+2	balcony	1,307	\$3,300.00	-	-	\$3,800 - \$3,900	\$3,850.00	\$2.52	\$2.95
202	residential	3+2	balcony	1,280	\$2,790.00	6/1/2025	6/30/2026	\$3,775 - \$3,875	\$3,825.00	\$2.18	\$2.99
203	residential	1+1	XL patio	750	\$1,700.00	1/1/2022	12/31/2022	\$2,500 - \$2,500	\$2,500.00	\$2.27	\$3.33
204	residential	2+2	balcony	1,035	\$2,200.00	8/1/2024	7/31/2025	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
205	residential/section 8	3+2	XL patio	1,280	\$3,000.00	2/1/2025	1/31/2026	\$3,925 - \$3,925	\$3,925.00	\$2.34	\$3.07
206	residential	1+1	balcony	750	\$2,000.00	10/5/2024	10/31/2025	\$2,350 - \$2,450	\$2,400.00	\$2.67	\$3.20
207	residential	2+2	balcony	1,035	\$2,200.00	8/1/2024	7/31/2025	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
208	residential	3+2	balcony	1,280	\$2,790.00	9/1/2024	8/31/2025	\$3,775 - \$3,875	\$3,825.00	\$2.18	\$2.99
209	residential	2+2	XL patio	1,035	\$2,200.00	11/10/2023	11/30/2024	\$3,250 - \$3,250	\$3,250.00	\$2.13	\$3.14
210	residential	2+2	balcony	1,035	\$2,500.00	12/1/2024	11/30/2025	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
211	residential	2+2	XL patio	1,035	\$2,200.00	10/6/2023	10/31/2024	\$3,250 - \$3,250	\$3,250.00	\$2.13	\$3.14
212	residential	2+2	balcony	1,035	\$2,800.00	9/22/2022	9/30/2023	\$3,100 - \$3,200	\$3,150.00	\$2.71	\$3.04
213	residential/section 8	2+2	XL patio	1,035	\$1,716.00	3/3/2017	3/31/2018	\$3,250 - \$3,250	\$3,250.00	\$1.66	\$3.14
214	residential	1+1	balcony	750	\$2,062.50	5/1/2019	4/30/2020	\$2,350 - \$2,450	\$2,400.00	\$2.75	\$3.20
215	residential	1+1	XL patio	750	\$1,950.00	3/12/2022	3/31/2023	\$2,500 - \$2,500	\$2,500.00	\$2.60	\$3.33
216	residential/section 8	2+2	balcony	1,035	\$1,700.00	6/1/2017	5/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
217	residential	3+2	balcony	1,280	\$3,000.00	12/1/2024	11/30/2025	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
218	residential/section 8	3+2	balcony	1,280	\$2,339.00	10/25/2019	10/31/2020	\$3,775 - \$3,875	\$3,825.00	\$1.83	\$2.99
219	residential/section 8	2+2	XL patio	1,035	\$1,791.00	7/1/2019	6/30/2020	\$3,250 - \$3,250	\$3,250.00	\$1.73	\$3.14
220	residential	2+2	balcony	1,035	\$2,200.00	11/1/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
221	residential/section 8	1+1	XL patio	750	\$1,571.00	8/19/2021	8/31/2022	\$2,500 - \$2,500	\$2,500.00	\$2.09	\$3.33

Rent Roll Summary Continued

*Rent roll as of September 1, 2025 and subject to change

Unit	Type	BD/BA	Amenity	Sq. Ft.	Rent	Lease from	Lease to	Proforma Range	Proforma Average	Current RPSF	Proforma RPSF
222	residential/section 8	1+1	balcony	750	\$1,384.00	4/1/2019	3/31/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
223	residential/section 8	2+2	XL patio	1,035	\$1,956.00	12/9/2020	12/31/2021	\$3,250 - \$3,250	\$3,250.00	\$1.89	\$3.14
224	residential	2+2	balcony	1,035	\$2,200.00	12/1/2023	11/30/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
225	residential/section 8	2+2	XL patio	1,035	\$1,970.00	11/8/2019	11/30/2020	\$3,250 - \$3,250	\$3,250.00	\$1.90	\$3.14
226	residential/section 8	2+2	balcony	1,035	\$1,700.00	4/1/2017	3/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
227	residential	2+2	XL patio	1,035	\$2,750.00	5/1/2023	4/30/2024	\$3,250 - \$3,250	\$3,250.00	\$2.66	\$3.14
228	residential	2+2	balcony	1,035	\$2,200.00	8/5/2024	8/31/2025	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
229	residential	2+2	XL patio	1,035	\$1,768.00	5/1/2017	4/30/2018	\$3,250 - \$3,250	\$3,250.00	\$1.71	\$3.14
230	residential	3+2	balcony	1,280	\$2,790.00	9/1/2024	8/31/2025	\$3,775 - \$3,875	\$3,825.00	\$2.18	\$2.99
231	residential/section 8	3+2	balcony	1,280	\$3,000.00	9/1/2025	8/31/2026	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
232	residential/section 8	3+2	balcony	1,280	\$2,287.00	5/8/2017	5/31/2018	\$3,775 - \$3,875	\$3,825.00	\$1.79	\$2.99
233	residential	3+2	XL patio	1,280	\$2,500.00	9/1/2024	8/31/2025	\$3,925 - \$3,925	\$3,925.00	\$1.95	\$3.07
234	residential/section 8	2+2	balcony	1,035	\$2,500.00	5/1/2025	4/30/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
235	residential/section 8	3+2	balcony	1,307	\$3,294.50	6/1/2021	6/30/2022	\$3,800 - \$3,900	\$3,850.00	\$2.52	\$2.95
236	residential/section 8	1+1	balcony	850	\$1,517.00	10/1/2020	10/31/2021	\$2,450 - \$2,550	\$2,500.00	\$1.78	\$2.94
301	residential	3+2	balcony	1,307	\$2,640.00	10/1/2023	9/30/2024	\$3,800 - \$3,900	\$3,850.00	\$2.02	\$2.95
302	residential/section 8	3+2	balcony	1,280	\$2,339.00	2/1/2019	1/31/2020	\$3,775 - \$3,875	\$3,825.00	\$1.83	\$2.99
303	residential/section 8	1+1	balcony	750	\$1,384.00	10/7/2019	10/31/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
304	residential	2+2	balcony	1,035	\$2,200.00	11/10/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
305	residential/section 8	3+2	balcony	1,280	\$2,735.00	5/24/2021	6/30/2022	\$3,775 - \$3,875	\$3,825.00	\$2.14	\$2.99
306	residential	1+1	balcony	750	\$1,815.00	2/20/2017	2/28/2018	\$2,350 - \$2,450	\$2,400.00	\$2.42	\$3.20
307	residential/section 8	2+2	balcony	1,035	\$1,870.00	6/1/2017	5/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.81	\$3.04
308	residential	3+2	balcony	1,280	\$2,640.00	11/1/2023	10/31/2024	\$3,775 - \$3,875	\$3,825.00	\$2.06	\$2.99
309	residential/section 8	2+2	balcony	1,035	\$1,791.00	12/1/2018	11/30/2019	\$3,100 - \$3,200	\$3,150.00	\$1.73	\$3.04
310	residential/section 8	2+2	balcony	1,035	\$1,700.00	7/8/2017	7/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
311	residential	2+2	balcony	1,035	\$2,300.00	9/1/2024	8/31/2025	\$3,100 - \$3,200	\$3,150.00	\$2.22	\$3.04

Rent Roll Summary Continued

*Rent roll as of September 1, 2025 and subject to change

Unit	Type	BD/BA	Amenity	Sq. Ft.	Rent	Lease from	Lease to	Proforma Range	Proforma Average	Current RPSF	Proforma RPSF
312	residential	2+2	balcony	1,035	\$2,200.00	11/1/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
313	residential	2+2	balcony	1,035	\$2,400.00	10/1/2020	9/30/2021	\$3,100 - \$3,200	\$3,150.00	\$2.32	\$3.04
314	residential/vacant	1+1	balcony	750	\$2,100.00	-	-	\$2,350 - \$2,450	\$2,400.00	\$2.80	\$3.20
315	residential/manager	1+1	balcony	750	\$2,100.00	4/1/2023	-	\$2,350 - \$2,450	\$2,400.00	\$2.80	\$3.20
316	residential/section 8	2+2	balcony	1,035	\$1,775.00	12/3/2019	12/31/2020	\$3,100 - \$3,200	\$3,150.00	\$1.71	\$3.04
317	residential/section 8	3+2	balcony	1,280	\$2,516.00	9/1/2017	8/31/2018	\$3,775 - \$3,875	\$3,825.00	\$1.97	\$2.99
318	residential/section 8	3+2	balcony	1,280	\$2,573.00	10/1/2019	9/30/2020	\$3,775 - \$3,875	\$3,825.00	\$2.01	\$2.99
319	residential/section 8	2+2	balcony	1,035	\$1,700.00	9/1/2017	8/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
320	residential	2+2	balcony	1,035	\$2,200.00	10/6/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
321	residential/section 8	1+1	balcony	750	\$1,517.00	2/10/2020	2/28/2021	\$2,350 - \$2,450	\$2,400.00	\$2.02	\$3.20
322	residential/vacant	1+1	balcony	750	\$2,100.00	-	-	\$2,350 - \$2,450	\$2,400.00	\$2.80	\$3.20
323	residential	2+2	balcony	1,035	\$2,587.00	6/1/2018	5/31/2019	\$3,100 - \$3,200	\$3,150.00	\$2.50	\$3.04
324	residential/section 8	2+2	balcony	1,035	\$1,791.00	10/1/2019	9/30/2020	\$3,100 - \$3,200	\$3,150.00	\$1.73	\$3.04
325	residential	2+2	balcony	1,035	\$2,500.00	3/1/2025	2/28/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
326	residential/section 8	2+2	balcony	1,035	\$1,870.00	4/13/2017	4/30/2018	\$3,100 - \$3,200	\$3,150.00	\$1.81	\$3.04
327	residential/section 8	1+1	balcony	750	\$1,768.00	5/12/2017	7/31/2019	\$2,350 - \$2,450	\$2,400.00	\$2.36	\$3.20
328	residential/section 8	2+2	balcony	1,035	\$2,238.00	12/1/2018	11/30/2019	\$3,100 - \$3,200	\$3,150.00	\$2.16	\$3.04
329	residential/section 8	2+2	balcony	1,035	\$1,700.00	7/1/2017	6/30/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
330	residential	3+2	balcony	1,280	\$3,000.00	1/3/2025	1/31/2026	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
331	residential	3+2	balcony	1,280	\$2,640.00	1/1/2024	12/31/2024	\$3,775 - \$3,875	\$3,825.00	\$2.06	\$2.99
332	residential/section 8	3+2	balcony	1,280	\$2,339.00	5/1/2019	4/30/2020	\$3,775 - \$3,875	\$3,825.00	\$1.83	\$2.99
333	residential	3+2	balcony	1,280	\$3,000.00	1/1/2025	12/31/2025	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
334	residential/section 8	2+2	balcony	1,035	\$1,700.00	6/1/2017	5/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
335	residential/section 8	3+2	balcony	1,307	\$2,875.00	10/1/2020	10/31/2021	\$3,800 - \$3,900	\$3,850.00	\$2.20	\$2.95
336	residential/section 8	1+1	balcony	850	\$1,384.00	1/16/2019	1/31/2020	\$2,450 - \$2,550	\$2,500.00	\$1.63	\$2.94
401	residential/vacant	3+2	balcony	1,307	\$3,300.00	-	-	\$3,800 - \$3,900	\$3,850.00	\$2.52	\$2.95

Rent Roll Summary Continued

*Rent roll as of September 1, 2025 and subject to change

Unit	Type	BD/BA	Amenity	Sq. Ft.	Rent	Lease from	Lease to	Proforma Range	Proforma Average	Current RPSF	Proforma RPSF
402	residential	3+2	balcony+tower	1,280	\$2,926.00	5/4/2017	5/31/2018	\$3,875 - \$3,875	\$3,875.00	\$2.29	\$3.03
403	residential/section 8	1+1	balcony	750	\$1,384.00	10/7/2019	10/31/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
404	residential	2+2	balcony	1,035	\$2,300.00	9/10/2024	9/30/2025	\$3,100 - \$3,200	\$3,150.00	\$2.22	\$3.04
405	residential	3+2	balcony	1,280	\$2,640.00	12/15/2023	12/31/2024	\$3,775 - \$3,875	\$3,825.00	\$2.06	\$2.99
406	residential/section 8	1+1	balcony	750	\$1,384.00	5/1/2019	4/30/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
407	residential	2+2	balcony	1,035	\$2,170.00	12/15/2017	12/31/2018	\$3,100 - \$3,200	\$3,150.00	\$2.10	\$3.04
408	residential/section 8	3+2	balcony+tower	1,280	\$2,706.00	1/21/2022	1/31/2023	\$3,875 - \$3,875	\$3,875.00	\$2.11	\$3.03
409	residential	2+2	balcony	1,035	\$1,791.00	10/1/2019	9/30/2020	\$3,100 - \$3,200	\$3,150.00	\$1.73	\$3.04
410	residential/section 8	2+2	balcony	1,035	\$1,956.00	3/1/2021	2/28/2022	\$3,100 - \$3,200	\$3,150.00	\$1.89	\$3.04
411	residential	2+2	balcony	1,035	\$2,200.00	11/1/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
412	residential/section 8	2+2	balcony	1,035	\$1,700.00	3/1/2019	2/29/2020	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
413	residential	2+2	balcony	1,035	\$2,500.00	3/1/2025	2/28/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
414	residential/section 8	1+1	balcony	750	\$1,384.00	10/1/2019	9/30/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
415	residential	1+1	balcony	750	\$2,000.00	12/10/2024	12/31/2025	\$2,350 - \$2,450	\$2,400.00	\$2.67	\$3.20
416	residential	2+2	balcony	1,035	\$2,500.00	2/1/2025	1/31/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
417	residential	3+2	balcony	1,280	\$2,460.00	12/8/2017	12/31/2018	\$3,775 - \$3,875	\$3,825.00	\$1.92	\$2.99
418	residential	3+2	balcony	1,280	\$2,706.00	12/20/2017	12/31/2018	\$3,775 - \$3,875	\$3,825.00	\$2.11	\$2.99
419	residential	2+2	balcony	1,035	\$2,200.00	11/1/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
420	residential	2+2	balcony	1,035	\$2,500.00	3/1/2025	2/28/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
421	residential/section 8	1+1	balcony	750	\$1,384.00	1/16/2019	1/31/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
422	residential	1+1	balcony	750	\$1,600.00	3/1/2018	2/28/2019	\$2,350 - \$2,450	\$2,400.00	\$2.13	\$3.20
423	residential	2+2	balcony	1,035	\$2,500.00	11/1/2024	10/31/2025	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
424	residential/vacant	2+2	balcony	1,035	\$2,750.00	-	-	\$3,100 - \$3,200	\$3,150.00	\$2.66	\$3.04
425	residential/section 8	2+2	balcony	1,035	\$2,264.00	8/18/2021	8/31/2022	\$3,100 - \$3,200	\$3,150.00	\$2.19	\$3.04
426	residential/vacant	2+2	balcony	1,035	\$2,750.00	-	-	\$3,100 - \$3,200	\$3,150.00	\$2.66	\$3.04
427	residential/section 8	2+2	balcony	1,035	\$1,791.00	10/10/2019	10/31/2020	\$3,100 - \$3,200	\$3,150.00	\$1.73	\$3.04

Rent Roll Summary Continued

*Rent roll as of September 1, 2025 and subject to change

Unit	Type	BD/BA	Amenity	Sq. Ft.	Rent	Lease from	Lease to	Proforma Range	Proforma Average	Current RPSF	Proforma RPSF
428	residential	2+2	balcony+tower	1,035	\$2,500.00	11/1/2024	10/31/2025	\$3,200 - \$3,200	\$3,200.00	\$2.42	\$3.09
429	residential	2+2	balcony	1,035	\$2,500.00	1/3/2025	1/31/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
430	residential	3+2	balcony	1,280	\$3,000.00	9/1/2025	8/31/2026	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
431	residential	3+2	balcony	1,280	\$2,660.00	2/7/2018	2/28/2019	\$3,775 - \$3,875	\$3,825.00	\$2.08	\$2.99
432	residential/section 8	3+2	balcony	1,280	\$2,339.00	2/1/2019	1/31/2020	\$3,775 - \$3,875	\$3,825.00	\$1.83	\$2.99
433	residential	3+2	balcony	1,280	\$3,000.00	3/1/2025	2/28/2026	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
434	residential/section 8	2+2	balcony+tower	1,035	\$1,791.00	12/16/2019	12/31/2020	\$3,200 - \$3,200	\$3,200.00	\$1.73	\$3.09
435	residential	3+2	balcony	1,307	\$2,985.40	5/25/2017	5/31/2018	\$3,800 - \$3,900	\$3,850.00	\$2.28	\$2.95
436	residential/section 8	1+1	balcony	850	\$1,384.00	2/1/2019	1/31/2020	\$2,450 - \$2,550	\$2,500.00	\$1.63	\$2.94
113 units				119,167	\$256,042.10	\$363,083.00					
AVERAGES				1,055	\$2,265.86	\$3,213.12 \$2.15 \$3.05					



108
RESIDENTIAL

5
COMMERCIAL

22
ONE-BEDROOMS

53
TWO-BEDROOMS

33
THREE-BEDROOMS

42%
APPROX. RENTAL UPSIDE