

Operation Data		# of Month	Month	Avg Pad Rent	Occupancy	Total Rev.	Total Exp	Payroll	Utility G&L	Utility Water	Utility Sewer	Utility Gas	Utility Electrical	Utility Trash	Utility Cable TV	R&M	G&A	Public Relation	Tax/Insurance	Total NOI
		1	Sep-19	\$ 1,067	342	\$ 364,786	\$ 88,405	\$ 15,427	\$ 9,966	\$ 5,020	\$ (262)	\$ 375	\$ 2,527	\$ 652	\$ 41	\$ 7,526	\$ 7,751	-	\$ 47,736	\$ 276,382
		2	Oct-19	\$ 1,066	342	\$ 364,620	\$ 84,635	\$ 15,309	\$ 10,928	\$ 4,051	\$ (262)	\$ 513	\$ 2,440	\$ 624	\$ 41	\$ 3,526	\$ 6,933	204	\$ 47,736	\$ 279,985
		3	Nov-19	\$ 1,065	342	\$ 364,345	\$ 86,511	\$ 21,325	\$ 4,863	\$ 6,410	\$ (262)	\$ 1,638	\$ 2,096	\$ 722	\$ (6,087)	\$ 3,426	\$ 7,122	2,040	\$ 47,736	\$ 277,834
		4	Dec-19	\$ 1,097	342	\$ 375,130	\$ 80,695	\$ 15,309	\$ 6,914	\$ 14,941	\$ (258)	\$ 550	\$ 2,092	\$ 1,529	\$ 93	\$ 3,326	\$ 7,105	306	\$ 47,736	\$ 294,435
		5	Jan-20	\$ 1,104	342	\$ 377,638	\$ 107,868	\$ 20,774	\$ 10,599	\$ (4,500)	\$ 34	\$ 417	\$ 1,948	\$ 660	\$ 36	\$ 5,249	\$ 22,026	22	\$ 49,198	\$ 269,770
		6	Feb-20	\$ 1,104	342	\$ 377,468	\$ 88,957	\$ 16,547	\$ 3,160	\$ 5,249	\$ 34	-	\$ 1,928	\$ 633	\$ (6,055)	\$ 4,564	\$ 15,832	81	\$ 48,773	\$ 288,512
		7	Mar-20	\$ 1,116	342	\$ 381,839	\$ 91,089	\$ 16,282	\$ 6,808	\$ 5,352	\$ 34	\$ 955	\$ 2,005	\$ 588	\$ 46	\$ 10,941	\$ 7,572	297	\$ 49,190	\$ 290,750
		8	Apr-20	\$ 1,106	342	\$ 378,256	\$ 87,978	\$ 16,520	\$ 8,217	\$ 2,629	\$ 34	\$ 217	\$ 1,909	\$ 588	\$ 46	\$ 4,587	\$ 9,399	483	\$ 48,772	\$ 290,277
		9	May-20	\$ 1,114	342	\$ 380,888	\$ 91,248	\$ 22,896	\$ 5,721	\$ 6,465	\$ 34	\$ 186	\$ 1,881	\$ 588	\$ (6,125)	\$ 5,279	\$ 7,997	583	\$ 48,772	\$ 289,640
		10	Jun-20	\$ 1,104	342	\$ 377,468	\$ 85,916	\$ 16,389	\$ 7,982	\$ (1,133)	\$ 34	\$ 144	\$ 2,284	\$ 551	\$ 45	\$ 3,872	\$ 8,458	443	\$ 48,772	\$ 291,552
		11	Jul-20	\$ 1,106	342	\$ 378,320	\$ 90,771	\$ 16,376	\$ 9,360	\$ (4,894)	\$ 34	\$ 236	\$ 2,061	\$ 545	\$ -	\$ 4,186	\$ 11,651	426	\$ 48,772	\$ 287,549
				Total		\$ 4,120,759	\$ 984,074	\$ 193,153	\$ 84,518	\$ 39,590	\$ (806)	\$ 5,231	\$ 23,171	\$ 7,680	\$ (17,919)	\$ 56,481	\$ 111,844	\$ 4,885	\$ 533,193	\$ 3,136,685
				Exp %				19.63%	8.59%							5.74%	11.37%	0.50%	54.18%	
				Profit %																76.12%
Purchase Data		Date	Purchase	Cost	Loan Amt	LTV %														
		Jan-09	Grand Deed	\$ 15,586,500	\$ 5,470,000	35%														
		Dec-15	Quit Claim Deed	\$ -	\$ -															
		Apr-14	Cash out Refi	\$ -	\$ 26,500,000															
City, State City Population Main Economy		San Jose, CA Just over 1mil Tech & Service																		
Median Property Price Santa Clara County Household Income		\$1,073,255 Zillow Home Index \$131,400 2019 Poverty Line for a 4-person household																		
Average MH Price - double wide # of Transaction		\$275,000 152 since Jan 2019+																		