

# FINANCIAL OVERVIEW

|   | MONTHLY           | ANNUAL          |
|---|-------------------|-----------------|
| INCOME  |                   |                 |
| Apt 1 (Lower Level) LEASE - until Sept 30, 2026 | \$1,850           | \$22,200        |
| Apt 2 (Main Floor) - VACANT - Market Rent       | \$2,500           | \$30,000        |
| Apt 3 (2nd Floor) - LEASE - until July 31, 2026 | \$2,500           | \$30,000        |
| Garage/Studio - VACANT - Market Rent            | \$500             | \$6,000         |
| Gross Rental Income (GRI)                       | <b>\$7,350</b>    | <b>\$88,200</b> |
|   |                   |                 |
| OPERATING EXPENSES (Annual)                     |                   |                 |
| Property Taxes (2025)                           |                   | \$9,294         |
| Gas/Hot Water Boiler System,                    |                   | \$1,878         |
| Water/Sewer                                     |                   | \$2,067         |
| Hydro*  |                   | \$1,800         |
| Building Insurance                              |                   | \$2,905         |
| Total Annual Operating Expenses                 | \$1,495.33        | \$17,944        |
| <b>NET OPERATING INCOME (NOI)</b>               | <b>\$5,854.66</b> | <b>\$70,256</b> |

\*Note: Hydro includes hot water tanks, studio & laundry basement

Note: rents include heat & water/sewer

Tenants pay: Hydro, cable, telephone, internet. Tenants responsible for Lawn Care & Snow removal.

|                                |       |
|--------------------------------|-------|
| Capitalization Rate (Cap Rate) | 5.40% |
|--------------------------------|-------|