## Annual Property Operating Data

Property Address Date		975 8th St 04/12/24	Boulder			
Purchase Price/Va Acquisition Costs	alue				\$	1,490,000
	First Mortgage loan-to-value				\$	-
	Rate	!	Term	30	C	
		Payment		\$0.00		
	rtgage loan-to-value		0%	6\$	-	
	Rate		Term	30	C	
		Payment	-	\$0.00		
				_		
Gross Scheduled Ir			Monthly	\$    6,650		79,800
Less Vacancy Allowance					\$	-
Gross Operating Income					\$	79,800
Less Operating Expenses						
		Property 7			\$	10,869
		Insurance			\$	2,379
		Utilities			\$	960
		Repairs				
		Maintena	nce			
		6			6\$	-
		HOA				
		Advertising			\$	-
		Other Expenses				
		Total Ope	rating Exp	enses	\$	14,208
Net Operating Inc	ome				\$	65,592
Less Annual Debt Service					\$	-
Cash Flow Before	Тах				\$	65,592
Cash on Cash						4.40%
Equity Build-up -	year 1	\$0.00				0.00%

All information is deemed reliable but not guaranteed.