
RENT ROLL: 1109 FLINT ST

Current Operational Status (As of March 2026) *All leases are currently Month-to-Month. All utilities are Landlord-Paid.*

- **Unit 1109 (Main Floor 3BR / 2BA + Backyard):** Owner Occupied (\$0.00 Actual / \$1,050.00 Assigned)
- **Unit 1107 (Premium 1BR / 1BA + Private Yard & Driveway):** \$1,050.00
- **Unit 1109 1/2 N (1BR Multi-Unit):** \$720.00
- **Unit 1109 1/2 S (1BR Multi-Unit):** \$850.00
- **Current Total Monthly Revenue:** \$2,620.00
- **Current Annual Gross Revenue:** \$31,440.00

Stabilized Market Pro Forma (Target Performance) *Adjusted for 5.6% - 6% Cap Rate at \$769,000 Valuation.*

- **Unit 1109 (3BR / 2BA + Backyard):** \$2,800.00
- **Unit 1107 (1BR / 1BA + Private Yard & Driveway):** \$1,600.00
- **Unit 1109 1/2 N (1BR Multi-Unit):** \$1,250.00
- **Unit 1109 1/2 S (1BR Multi-Unit):** \$1,250.00
- **Proposed Total Monthly Revenue:** \$6,900.00
- **Proposed Annual Gross Revenue:** \$82,800.00

EXPENSE AND CAP RATE ANALYSIS

Annual Operating Expenses (Estimated)

- Property Taxes (Estimated at \$769k Valuation): \$5,800.00
- Property Insurance (Landlord Multi-Unit Policy): \$2,400.00
- City Utilities (Water, Sewer, Trash - 4 Households): \$2,200.00
- Electrical (Annual Average across 4 units): \$4,400.00
- Gas (Annual Average weighted for Laramie winters): \$4,800.00
- Maintenance & Repairs (Standard 1% of Value): \$7,690.00
- Property Management Fee (10% of Gross): \$8,280.00
- Vacancy & Credit Loss (5% Underwriting Standard): \$4,140.00
- **Total Annual Operating Expenses:** \$39,710.00

The Math for a 5.6% Cap Rate

- **Gross Annual Income:** \$82,800.00
- **Less Operating Expenses:** \$39,710.00
- **Net Operating Income (NOI):** \$43,090.00
- **Cap Rate Calculation (\$43,090 / \$769,000):** 5.6%