

EHRENBERG POST OFFICE

**RENTAL INCOME ROI**

<b>Purchase Price:</b>	\$375,000
<b>Monthly Rent</b>	\$1,998.33
<b>Yearly Gross Rental Revenue</b>	\$25,862.00
<b>Landscaping Maintenance</b>	
<b>Pest Control</b>	(\$240.00)
<b>Deferred Maintenance</b>	
<b>Water</b>	
<b>Trash</b>	
<b>Insurance</b>	(\$998.96)
<b>Property tax</b>	(\$1,882.00)
<b>Management (10%)</b>	
<b>Net Operating Income</b>	\$22,741.04
<b>CAP RATE</b>	6.06%
<b>3% Yearly Inflation Increase</b>	
2025	\$23,423.27
Cap Rate	6.25%
2026	\$24,125.97
Cap Rate	6.43%
2027	\$24,849.75
Cap Rate	6.63%
2028	\$25,595.24
Cap Rate	6.83%