

284 W Harrison Ave.
Ventura, Ca 93001

Rent Roll and Operating Expenses

Rent Roll

Unit	Lease Start	Lease End	Monthly Rent	Rent Status
Main House 3b/1b	7/15/2024	7/15/2025	\$3,500	Occupied
Guest House 1b/1b	M2M	M2M	\$2,050	Occupied

Operating Expenses

Expense Type	Annual Amount
Property Tax	\$5,108
Insurance	\$7,439
Total Operating Expenses	\$12,547

Cap Rate

- **NOI** = \$54,053
- **Property Value** = \$955,000
- **Cap Rate** = 5.66%