



BitHouse

RENTAL ANALYSIS

Paul Quinn Estates - Unit Home

VALUATION

| | |
|---------------------------------|---------------------|
| Listing Date: | 3/14/2025 |
| Offering Price: | \$383,000.00 |
| Operating Reserve: | (\$11,400.00) |
| Investment Value: | \$368,600.00 |
| Number of Tokens: | 3,830 |
| Token Price: | \$100.00 |
| Token Fair Market Value: | \$95.30 |
| Appraised Value: | \$365,000.00 |

INCOME ANALYSIS

| | |
|--------------------------------|--------------------|
| Monthly Rent: | \$2,460.00 |
| Annual Rent: | \$29,520.00 |
| Other Income: | \$4,000.00 |
| Total Operating Income: | \$33,520.00 |
| Property Taxes: | (\$7,080.00) |
| Insurance: | (\$1,350.00) |
| HOA Fees: | (\$1,750.00) |
| Maintenance: | (\$886.00) |
| Management Fees: | \$0.00 |
| Reserve Fund/Other: | \$0.00 |
| Operating Expenses: | (\$11,066.00) |
| NET Operating Income: | \$22,454.00 |
| Monthly Rental Income | \$1,871.00 |
| Rental Yield: | 6.15% |
| Appreciation Rate: | 5.00% |
| EXPECTED RETURN: | 11.15% |
| DISTRIBUTION RATE: | 6.00% |