

Kevin Cross/ REAL Broker
Income Property Analysis Form

Property Address; 540 Vista Glen Court Date 6/26/2026

Leases

Unit #	Rent	Bed #	Lease date	Unit #	Bed #	Rent	Lease date
1	Vacant	1		9	2	\$1,360	
2	\$1,125	1		10	2	\$2,200	
3	\$1,125	1		11	1	\$775	
4	\$975	1		12			
5	\$1,115	1		13			
6	\$1,215	2		14			
7	\$990	1		15			
8	\$1,125	1		16			

Monthly Coin op \$ _____

Average Monthly Utilities:

Enstar \$ 963 \$1,745 (High) \$369 (Low)

Chugach Elec \$ 765.06 \$1,075 (High) \$534.88 (Low)

AWWU \$ 455.23 \$669.18 (High) \$317.37 (Low)

Refuse \$ 415.16 : Company? Solid Waste - 3 yard dumpster. Comes twice a week.

Annual Expenses

Insurance: \$ _____ (Provider? _____)

MOA Taxes \$ 15,090.50

Age of roof: _____ Age of Heating System: _____

Monthly average for Maintenance/Repairs \$ _____

Capital Improvements last 5 years (windows, updates, improvements):

Known Deficiencies: