



FINANCIAL INDICATOR	
Price	\$900,000
Down Payment	\$306,000
Current CAP	5.21%
Market CAP	5.57%
Price/Unit	\$450,000
Price/Gross SF	\$227
Current GRM	12.78
Market GRM	12.08

UNIT MIX	CURRENT						MARKET				
	Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income
5 Bed/3 Bath	2	1,979	\$2,850 - \$3,200	\$3,025	\$1.53	\$6,050	\$3,200 - \$3,200	\$3,200	\$1.62	\$6,400	5.5%
Totals/Weighted Averages	2	1,979		\$3,025	\$1.53	\$6,050		\$3,200	\$1.62	\$6,400	5.5%
				ANNUAL CURRENT		\$72,600		ANNUAL MARKET		\$76,800	

BUILDING DATA	
No. of Units	2
Year Built	2014
Lot Size SF	7,068
Zoning	R2-1
Building SF	3,959
APN's	5107-009-026
Rent Stabilization Ordinance	No

  

FINANCING (Proposed)	
Loan Amount	\$594,000
Loan Constraint	LTV Constrained
Loan -to-Value	66.00% 66%
Interest Rate	4.8%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$37,764
Monthly Payment	\$3,117
DSCR (actual)	1.24

ANNUALIZED OPERATING DATA		CURRENT	MARKET	ANNUALIZED OPERATING EXPENSES		CURRENT	MARKET
Market Rent		\$76,800	\$76,800	Fixed Expenses			
Gain (Loss)-to-Lease	5.5%	-\$4,200	-	Real Estate Taxes	1.196%	\$10,764	\$10,764
Gross Potential Rental Income		\$72,600	\$76,800	Direct Assessments	Per Assessor		
Less: Vacancy	3.0%	-\$2,178	3.0% -\$2,304	Insurance	\$ .45/SF	\$1,782	\$1,782
Less: Non-Revenue Units	0.0%	\$0	0.0% \$0	Reserves	\$329/unit	\$658	\$745
Less: Bad Debt	0.0%	\$0	0.0% \$0	Variable Expenses			
Less: Concessions	0.0%	\$0	0.0% \$0	Utilities	\$1200/unit	\$2,400	\$2,400
Total Rental Income		\$70,422	\$74,496	Gas	\$/unit	\$0	\$0
Other Income	\$/unit/mo.	\$0	\$/unit/mo. \$0	Trash	\$/unit	\$0	\$0
RUBS Income		\$0	\$0	Contract Services (Gardening)	\$600/unit	\$1,200	\$1,200
Parking Income		\$0	\$0	Repairs & Maintenance	\$1973/unit	\$3,946	\$4,470
Laundry Income		\$0	\$0	Turnover	\$/unit	\$0	\$0
Effective Gross Income		\$70,422	\$74,496	Management Fee	4.0% of EGI	\$2,817	\$2,980
Less: Expenses		-\$23,566	-\$24,341	Total Expenses		\$23,566	\$24,341
Net Operating Income		\$46,856	\$50,155	% of EGI		33.46%	32.67%
NOI Margin		67%	67%	Expenses/Unit		\$11,783	\$12,170
Less: Debt Service		-\$37,764	-\$37,764	Expenses/Gross SF		\$5.95	\$6.15
Pre-Tax Cash Flow		\$9,091	\$12,391				

