



FINANCIAL INDICATOR	
Price	\$850,000
Down Payment	\$850,000
Current CAP	6.54%
Market CAP	6.54%
Price/Unit	\$425,000
Price/Gross SF	\$213
Current GRM	11.41
Market GRM	11.41

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	Loss-to-Lease
5 Bed/3 Bath	2	2,000	\$3,200 - \$3,200	\$3,200	\$1.60	\$6,400	\$3,200 - \$3,200	\$3,200	\$1.60	\$6,400	0.0%	
Totals/Weighted Averages	2	2,000		\$3,200	\$1.60	\$6,400		\$3,200	\$1.60	\$6,400	0.0%	
				ANNUAL CURRENT			\$76,800	ANNUAL MARKET			\$76,800	

BUILDING DATA	
No. of Units	2
Year Built	2019
Lot Size SF	6,000
Zoning	-
Building SF	4,000
APN's	-

ANNUALIZED OPERATING DATA	CURRENT	MARKET
Market Rent	\$76,800	\$76,800
Gain (Loss)-to-Lease	0.0%	\$0
Gross Potential Rental Income	\$76,800	\$76,800
Less: Vacancy	3.0%	-\$2,304
Less: Non-Revenue Units	0.0%	\$0
Less: Bad Debt	0.0%	\$0
Less: Concessions	0.0%	\$0
Total Rental Income	\$74,496	\$74,496
Other Income	\$/unit/mo.	\$/unit/mo.
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$74,496	\$74,496
Less: Expenses	-\$18,946	-\$18,946
Net Operating Income	\$55,550	\$55,550
NOI Margin	75%	75%
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$55,550	\$55,550

ANNUALIZED OPERATING EXPENSES	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.196%	\$10,166
Direct Assessments	Per Assessor	
Insurance	\$.45/SF	\$1,800
Reserves	\$400/unit	\$800
Variable Expenses		
Utilities	\$/unit	\$0
Gas	\$/unit	\$0
Trash	\$/unit	\$0
Contract Services (Gardening)	\$600/unit	\$1,200
Repairs & Maintenance	\$1000/unit	\$2,000
Turnover	\$/unit	\$0
Management Fee	4.0% of EGI	\$2,980
Total Expenses		\$18,946
% of EGI		25.43%
Expenses/Unit		\$9,473
Expenses/Gross SF		\$4.74

FINANCING (Proposed)	
Loan Amount	\$0
Loan Constraint	LTV Constrained
Loan -to-Value	0.00%
Interest Rate	4.8%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$0
Monthly Payment	\$0
DSCR (actual)	#DIV/0!

