



FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET				
		# 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
Price	\$980,000											
Down Payment	\$245,000											
Current CAP	5.54%	2	5 Bed/3 Bath	\$3,200 - \$3,200	\$3,200		\$6,400	\$3,200 - \$3,200	\$3,200		\$6,400	0.0%
Market CAP	5.54%											
Price/Unit	\$490,000											
Price/Gross SF	\$268											
Current GRM	13.43											
Market GRM	13.43											
Totals/Weighted Averages		2					\$6,400				\$6,400	0.0%
							ANNUAL CURRENT	\$76,800	ANNUAL MARKET		\$76,800	

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES				
		CURRENT		MARKET		CURRENT		MARKET		
No. of Units	2	Market Rent	\$76,800	\$76,800	Fixed Expenses					
Year Built	2020	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.174%	\$11,508	\$11,508	
Lot Size SF	6,335	Gross Potential Rental Income	\$76,800	\$76,800	Direct Assessments	Per Assessor				
Zoning	R2-1	Less: Vacancy	5.0%	-\$3,840	5.0%	-\$3,840	Insurance	\$.35/SF	\$1,278	\$1,278
Building SF	*EST 3,650	Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0	Reserves		\$730	\$730
APN's	6003-033-005	Less: Bad Debt	0.0%	\$0	0.0%	\$0				
Rent Stabilization Ordinance	No	Less: Concessions	0.0%	\$0	0.0%	\$0	Variable Expenses			
		Total Rental Income	\$72,960	\$72,960	Utilities		\$0	\$0		
		Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0	Gas		\$0	\$0		
		RUBS Income	\$0	\$0	Trash		\$0	\$0		
		Parking Income	\$0	\$0	Contract Services (Gardening)	Once per month	\$720	\$720		
		Laundry Income	\$0	\$0	Repairs & Maintenance		\$730	\$730		
		Effective Gross Income	\$72,960	\$72,960	Turnover		\$0	\$0		
		Less: Expenses	-\$18,685	-\$18,685	Management Fee		\$3,720	\$3,720		
		Net Operating Income	\$54,275	\$54,275	Total Expenses		\$18,685	\$18,685		
		<i>NOI Margin</i>	<i>74%</i>	<i>74%</i>	% of EGI		25.61%	25.61%		
		Less: Debt Service	-\$40,591	-\$40,591	Expenses/Unit		\$9,342	\$9,342		
		Pre-Tax Cash Flow	\$13,684	\$13,684	Expenses/Gross SF		\$5.12	\$5.12		

FINANCING (Proposed)	
Loan Amount	\$735,000
Loan Constraint	LTV Constrained
Loan -to-Value	75.00% 75%
Interest Rate	3.6%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$40,591
Monthly Payment	\$3,352
DSCR (actual)	1.34

