

FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$3,100,000	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
Down Payment	\$3,100,000	4 Bed/4 Bath	4		\$3,800 - \$3,800	\$3,800		\$15,200	\$1,400 - \$3,800	\$3,800		\$15,200	0.0%
Current CAP	4.81%	1 Bed/2 Bath	1		\$1,400 - \$1,400	\$1,400		\$1,400	\$0 - \$1,400	\$1,400		\$1,400	0.0%
Market CAP	4.81%	1 Bed/1 Bath	1		\$1,400 - \$1,400	\$1,400		\$1,400	\$0 - \$1,400	\$1,400		\$1,400	0.0%
Price/Unit	\$775,000												
Price/Gross SF	\$397												
Current GRM	14.80												
Market GRM	14.80												
*Please note that all the information on this financial summary is approximate.													
Totals/Weighted Averages			6			\$3,000		\$18,000		\$3,000		\$18,000	0.0%
								ANNUAL CURRENT				ANNUAL MARKET	\$216,000

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	4	Market Rent	\$216,000		\$216,000	Fixed Expenses			
ADU	2	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$36,431	\$36,431
Year Built	2022	Gross Potential Rental Income	\$216,000		\$216,000	Direct Assessments	Per Assessor		
Lot Size SF	6,760	Less: Vacancy	3.0%	-\$6,480	3.0%	Insurance	\$.35/SF	\$2,366	\$2,366
Zoning	RD1.5-1	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$2,095	\$2,095
Building SF	7,800	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
APN's	5019019004	Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
		Total Rental Income	\$209,520		\$209,520	Gas		\$0	\$0
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	Trash		\$0	\$0
		RUBS Income	\$0		\$0	Contract Services (Gardening)		\$1,440	\$1,440
		Parking Income	\$0		\$0	Repairs & Maintenance		\$6,286	\$6,286
		Laundry Income	\$0		\$0	Turnover		\$0	\$0
		Effective Gross Income	\$209,520		\$209,520	Management Fee		\$11,880	\$11,880
		Less: Expenses	-\$60,498		-\$60,498	Total Expenses		\$60,498	\$60,498
		Net Operating Income	\$149,022		\$149,022	% of EGI		28.87%	28.87%
		NOI Margin	71%		71%	Expenses/Unit		\$15,125	\$15,125
		Less: Debt Service	\$0		\$0	Expenses/Gross SF		\$7.76	\$7.76
		Pre-Tax Cash Flow	\$149,022		\$149,022				

Broker/Agent does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. If your home is currently listed with another broker, this is not intended to solicit that listing. CalDRE 01928821



#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
1	Vacant	4 Bed/4 Bath		\$3,800				\$3,800		\$0
2	Vacant	4 Bed/4 Bath		\$3,800				\$3,800		\$0
3	Vacant	4 Bed/4 Bath		\$3,800				\$3,800		\$0
4	Vacant	4 Bed/4 Bath		\$3,800				\$3,800		\$0
ADU 1	Vacant	1 Bed/2 Bath		\$1,400				\$1,400		\$0
ADU 2	Vacant	1 Bed/1 Bath		\$1,400				\$1,400		\$0
UNITS				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
6	0%	0		\$18,000				\$18,000		\$0