



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$3,400,000	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	\$1,870,000	4 Bed/4 Bath	4		\$4,000 - \$4,000	\$4,000		\$16,000	\$2,500 - \$4,000	\$4,000		\$16,000	0.0%
Current CAP	5.35%	1 Bed/(2 Bath)	1		\$2,500 - \$2,500	\$2,500		\$2,500	\$0 - \$2,500	\$2,500		\$2,500	0.0%
Market CAP	5.35%	1 Bed/(0.75-1 Bath)	1		\$2,500 - \$2,500	\$2,500		\$2,500	\$0 - \$2,500	\$2,500		\$2,500	0.0%
Price/Unit	\$850,000												
Price/Gross SF	\$436												
Current GRM	13.91												
Market GRM	13.91												
Totals/Weighted Averages			6			\$3,500		\$21,000		\$3,500		\$21,000	0.0%
						ANNUAL CURRENT		\$252,000		ANNUAL MARKET		\$252,000	

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	4	Market Rent	\$252,000		\$252,000	Fixed Expenses			
ADU	2	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$39,957	\$39,957
Year Built	2022	Gross Potential Rental Income	\$252,000		\$252,000	Direct Assessments	Per Assessor		
Lot Size SF	6,760	Less: Vacancy	3.0%	-\$7,560	3.0%	Insurance	\$.35/SF	\$2,730	\$2,730
Zoning	RD15-1	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$0	\$0
Building SF	7,800	Less: Bad Debt	0.0%	\$0	0.0%				
APN's	501-901-9004	Less: Concessions	0.0%	\$0	0.0%	Variable Expenses			
		Total Rental Income	\$244,440		\$244,440	Utilities		\$0	\$0
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	Gas		\$0	\$0
		RUBS Income	\$0		\$0	Trash		\$0	\$0
		Parking Income	\$0		\$0	Contract Services (Gardening)		\$1,440	\$1,440
		Laundry Income	\$0		\$0	Repairs & Maintenance		\$7,333	\$7,333
		Effective Gross Income	\$244,440		\$244,440	Turnover		\$0	\$0
		Less: Expenses	-\$62,620		-\$62,620	Management Fee		\$11,160	\$11,160
		Net Operating Income	\$181,820		\$181,820	Total Expenses		\$62,620	\$62,620
		NOI Margin	74%		74%	% of EGI		25.62%	25.62%
		Less: Debt Service	-\$95,371		-\$95,371	Expenses/Unit		\$15,655	\$15,655
		Pre-Tax Cash Flow	\$86,449		\$86,449	Expenses/Gross SF		\$8.03	\$8.03



#	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		\$4,000				\$4,000		\$0
2	Vacant	4 Bed/4 Bath		\$4,000				\$4,000		\$0
3	Vacant	4 Bed/4 Bath		\$4,000				\$4,000		\$0
4	Vacant	4 Bed/4 Bath		\$4,000				\$4,000		\$0
ADU	Vacant	1 Bed/(2 Bath)		\$2,500				\$2,500		\$0
ADU	Vacant	1 Bed/(0.75-1 Bath)		\$2,500				\$2,500		\$0
UNITS				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
6	0%	0		\$21,000				\$21,000		\$0