



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	2		\$4,000 - \$4,000	\$4,000		\$8,000	\$1,500 - \$4,000	\$4,000		\$8,000	0.0%	
Current CAP	5.12%	5 Bed/4 Bath	1		\$4,500 - \$4,500	\$4,500		\$4,500	\$1,500 - \$4,500	\$4,500		\$4,500	0.0%	
Market CAP	5.12%	6 Bed/4 Bath	1		\$4,700 - \$4,700	\$4,700		\$4,700	\$1,500 - \$4,700	\$4,700		\$4,700	0.0%	
Price/Unit	\$775,000	1 Bed/(0.75-1 Bath)	1		\$1,500 - \$1,500	\$1,500		\$1,500	\$1,500 - \$1,500	\$1,500		\$1,500	0.0%	
Price/Gross SF	\$369													
Current GRM	14.24													
Market GRM	14.24													
<b>*Please note that all the information on this financial summary is approximate.</b>														
Totals/Weighted Averages			5			\$3,740		\$18,700		\$3,740		\$18,700	0.0%	
								ANNUAL CURRENT					ANNUAL MARKET	\$224,400

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	4	Market Rent	\$224,400		\$224,400	Fixed Expenses			
ADU	1	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$36,431	\$36,431
Year Built	2022	Gross Potential Rental Income	\$224,400		\$224,400	Direct Assessments	Per Assessor		
Lot Size SF	6,760	Less: Vacancy	3.0%	-\$6,732	-\$6,732	Insurance	\$ .35/SF	\$2,366	\$2,366
Zoning	RD15-1	Less: Non-Revenue Units	0.0%	\$0	\$0	Reserves		\$2,177	\$2,177
Building SF	8,400	Less: Bad Debt	0.0%	\$0	\$0	Variable Expenses			
APN's	5019019008	Less: Concessions	0.0%	\$0	\$0	Utilities		\$0	\$0
		Total Rental Income	\$217,668		\$217,668	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		\$6,530	\$6,530
		Laundry Income	\$0		\$0	Turnover		\$0	\$0
		Effective Gross Income	\$217,668		\$217,668	Management Fee		\$9,900	\$9,900
		Less: Expenses	-\$58,844		-\$58,844	Total Expenses		\$58,844	\$58,844
		Net Operating Income	\$158,824		\$158,824	% of EGI		27.03%	27.03%
		NOI Margin	73%		73%	Expenses/Unit		\$14,711	\$14,711
		Less: Debt Service	\$0		\$0	Expenses/Gross SF		\$7.01	\$7.01
		Pre-Tax Cash Flow	\$158,824		\$158,824				

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		\$4,000				\$4,000		\$0
2	Vacant	4 Bed/4 Bath		\$4,000				\$4,000		\$0
3	Vacant	5 Bed/4 Bath		\$4,500				\$4,500		\$0
4	Vacant	6 Bed/4 Bath		\$4,700				\$4,700		\$0
ADU	Vacant	1 Bed/(0.75-1 Bath)		\$1,500				\$1,500		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
5	0%	0		\$18,700				\$18,700		\$0