



# 421 Cornwall Street

Four (4) Units | Inner Richmond

Price: \$1,395,000



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2007 →  
**ANTONINI SF.**



# FINANCIAL OVERVIEW



## Financial Summary

	Current
Price:	\$1,395,000
Number of Units:	4
Square Feet:	3,470
Cost/Sq. Foot:	\$403
Cost/Unit:	\$350,000
GRM:	16.96
Cap Rate:	3.43%
Proforma GRM:	13.35
Proforma Cap Rate:	6.20%

## Annualized Operating Data

	Current
Scheduled Gross Income	\$82,560
Loss to Vacancy:	(\$2,477)
Gross Operating Income:	\$80,083
Less Expenses (Est): (38%)	(\$32,084)
<b>Net Operating Income (NOI):</b>	<b>\$47,999</b>

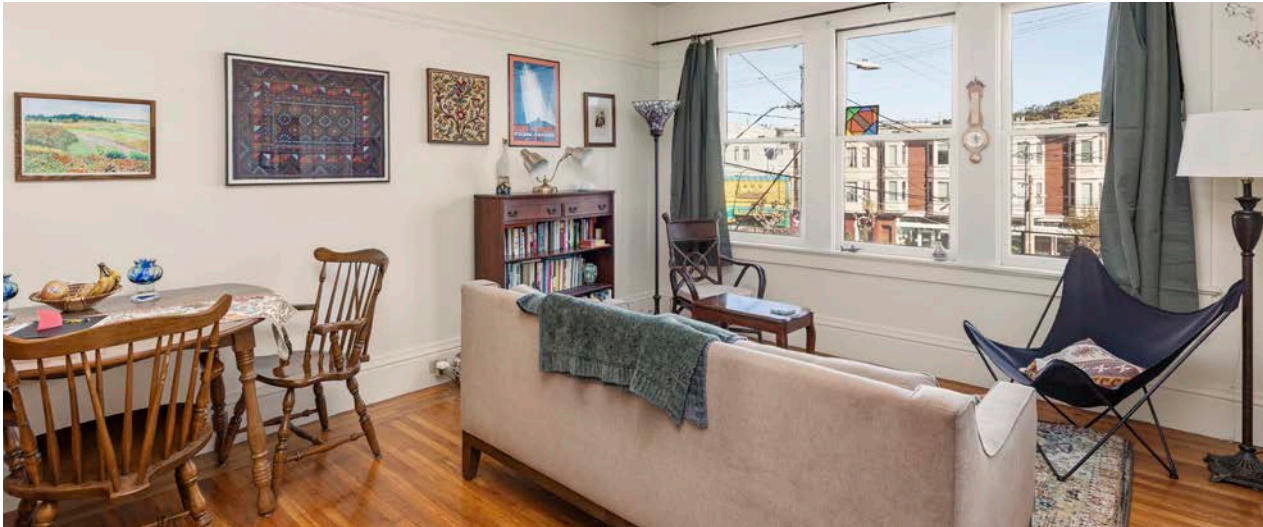
# RENT ROLL EXPENSES

## Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Move-In	Notes
1	1bd-1ba	\$1,483	\$3,750	9/8/2009	
2	1bd-1ba	\$1,156	\$3,750	TBD	
3	1bd-1ba	\$2,450	\$3,750	7/22/2024	
4	1bd-1ba	\$1,191	\$3,750	7/1/1988	
	2-car Parking	\$600	\$600		
<b>Total Monthly Income</b>		<b>\$6,880</b>	<b>\$15,600</b>		
<b>Total Annual Income</b>		<b>\$82,560</b>	<b>\$187,200</b>		<b>127% upside</b>

## Estimated Expenses

	Annual	Notes
Property Taxes	\$16,282	1.18% of list price
Insurance	\$5,205	Estimated \$1.50/ft
PGE	\$119	Owner 2024
Water	\$2,348	Owner 2024
Garbage	\$2,428	Owner 2024
Repairs & Maintenance	\$2,000	Estimated \$500/unit
Management	\$3,302	Estimated 4% of gross income
Reserves	\$400	Estimated \$100/unit
<b>Total Annual Expenses:</b>	<b>\$32,084</b>	<b>39% of gross income</b>



# UNIT #1 1BED/1BATH



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# UNIT #2 1BED/1BATH



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# UTILITIES GARAGE



# 421 Cornwall Street

COMPASS COMMERCIAL



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