

5260 Bellingham Ave - Financial Overview

Property Summary

Price	\$8,750,000
Down Payment 50%	\$4,375,000
Number of Units	25
Price/Unit	\$350,000
Square Footage	41,493
Price/SF	\$211
Cap Rate - Current	6.77%
Cap Rate - Market	8.31%
GRM - Current	10.09
GRM - Market	8.70
Year Built	1977

First Trust Deed

Loan Amount	\$4,375,000
Interest Rate	6.0%
Amortization	7 Years

Income

	Current	Market
Gross Potential Income	\$867,224	\$1,005,600
Less Vacancy (3%)	\$26,017	\$30,168
Effective Gross Rent	\$841,207	\$975,432
Less Expenses	\$248,474	\$248,474
Net Operating Income	\$592,734	\$726,958
Debt Service	\$766,949	\$766,949
Net Cash Flow	-\$174,215	-\$39,991
Principal Reduction	\$8,395	\$8,395
Total Return	-\$165,820	-\$31,595
ROI %	-3.79%	-0.72%

Expenses

	Actual	Current
Maintenance	\$39,236	\$39,236
Repair	\$9,121	\$9,121
Utilities	\$73,559	\$73,559
Property Taxes	\$53,658	\$109,375
Insurance	\$27,899	\$27,899
Management	\$37,825	\$58,526
Misc	\$7,176	\$7,176
Total Expenses	\$248,474	\$324,892
Expense Percentage	28.65%	32.31%