

BAILARD PROFORMA

Purchase Price **\$ 3,400,000.00**
 Property Tax rate **1.25%**

Income	Unfurnished Previous Long-term Rate	
	Monthly	Annual
Unit A - Upstairs	\$ 8,500.00	\$ 102,000.00
Unit B - Downstairs	\$ 8,000.00	\$ 96,000.00
Unit C - ADU (current)	\$ 2,000.00	\$ 24,000.00
Effective Gross Income	\$ 18,500.00	\$ 222,000.00

Operating Expenses		
Insurance	\$ 228.92	\$ 2,747.00
Yard maintenance	\$ 400.00	\$ 4,800.00
Misc maintenance	\$ 200.00	\$ 2,400.00
Property Tax	\$ 3,541.67	\$ 42,500.00
Total operating expenses	\$ 4,370.58	\$ 52,447.00

Net Operating Income \$ 14,129.42 \$ 169,553.00

Cap rate (based on \$3,775,000 purchase) 4.99%

Income	Estimated Furnished Long-term Rate	
	Monthly	Annual
Unit A - Upstairs*	\$ 11,000.00	\$ 132,000.00
Unit B - Downstairs*	\$ 9,500.00	\$ 114,000.00
Unit C - ADU (renovated)*	\$ 5,000.00	\$ 60,000.00
Effective Gross Income	\$ 25,500.00	\$ 306,000.00

Operating Expenses		
Insurance	\$ 228.92	\$ 2,747.00
Yard maintenance	\$ 400.00	\$ 4,800.00
Misc maintenance	\$ 200.00	\$ 2,400.00
Property Tax	\$ 3,541.67	\$ 42,500.00
Total operating expenses	\$ 4,370.58	\$ 52,447.00

Net Operating Income \$ 21,129.42 \$ 253,553.00

Cap rate based on current asking 7.46%

Key*

Unit A - Assumption of market rent furnished is \$10,000-\$12,000
 Unit B - Assumption of market rent furnished is \$8,500-\$11,500
 Unit C - Renovated according to plans