

**363 Short Street, Bishop, CA 93514**

Listing price: \$1,850,000

All information shown below has been supplied by the Owner

ADDRESS	RENT	ANNUAL RENT	Pot Rent 1	Pot Annual Rent 1	Pot Rent 2	Pot Annual Rent 2	Rent incl:	Tenant Paid:	Owner Paid:
363 - 3/1 (carport)	2200	\$26,400.00	2200	26400	2200	26400	Water & Sewer	Propane - indiv units metered	Laundry room elec & propane use
363 A - 2/1	1110	\$13,320.00	1500	18000	1800	21600	Trash - bins at each addr	Electricity - indiv units metered	City water/sewer
363 B 2/1	1723	\$20,676.00	1723	20676	1800	21600			Trash - bins at each address
363 C - 3/1	1110	\$13,320.00	2000	24000	2200	26400			
369 - 2/1	1500	\$18,000.00	1500	18000	1800	21600			
369 A - 2/1	1400	\$16,800.00	1500	18000	1800	21600			
369 B - 3/1.5 house (carport)	1500	\$18,000.00	2200	26400	2200	26400			
<b>Total Gross income:</b>	<b>10543</b>	<b>\$126,516.00</b>	<b>12,623</b>	<b>\$151,476.00</b>	<b>13,800</b>	<b>\$165,600.00</b>			

Income Adjustments:

Vacancy (3%)	\$3,795.48		\$4,544.28	\$4,968.00
Other inc (laundry, misc)	\$3,000.00	<small>\$250/mo per owner</small>	\$3,000.00	\$3,000.00
<b>Effective Gross Income:</b>	<b>\$125,720.52</b>		<b>\$149,931.72</b>	<b>\$163,632.00</b>

Operating Expenses:

Insurance	\$10,838.00	<i>pays ea bldg separately, 363= \$548.88/mo, 369 = \$178.62/mo, \$175.63 = 369B/mo</i>
Utilities: (owner paid)		
Propane	\$150.00	
Electricity	\$400.00	
Water/sewer	\$4,043.00	
Trash	\$2,357.08	
Maintenance	\$2,000.00	
<b>Total Operating expenses:</b>	<b>\$19,788.08</b>	

**NOTES:**

*Eastern Sierra Propane monitors tank & fills as needed. Indiv units metered & tenants pay Eastern Sierra directly.  
 Laundry room uses gas, on own meter & owner pays that bill  
 Edison Electric - Owner's annual bill for laundry, tenants are metered and pay their own bills  
 2025 cost, owner pays once per year, equals \$48/mo per unit  
 2025 annual cost, owner pays for all, Preferred Disposal & Septic  
 Maintenance man trims bushes, blows landscaping, evap cooler maintenance*

<b>Net Operating Income:</b>	<b>\$105,932.44</b>
<b>Cap Rate:</b>	<b>5.73%</b>

Prop Taxes \$11,564.12

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