

5270 Bellingham Ave - Financial Overview

Property Summary

Price	\$1,349,000
Down Payment 50%	\$674,500
Number of Units	4
Price/Unit	\$337,250
Square Footage	3,840
Price/SF	\$351
Cap Rate - Current	1.00%
Cap Rate - Market	4.78%
GRM - Current	26.40
GRM - Market	13.01
Year Built	1953

First Trust Deed

Loan Amount	\$674,500
Interest Rate	6.0%
Amortization	7 Years

Income

	Current	Market
Gross Potential Income	\$51,090	\$103,680
Less Vacancy (3%)	\$1,533	\$3,110
Effective Gross Rent	\$49,558	\$100,570
Less Expenses	\$36,135	\$36,135
Net Operating Income	\$13,423	\$64,435
Debt Service	\$118,242	\$118,242
Net Cash Flow	-\$104,819	-\$53,807
Principal Reduction	\$1,294	\$1,294
Total Return	-\$103,525	-\$52,513
ROI %	-15.35%	-7.79%

Expenses

	Actual	Current
Maintenance	\$4,181	\$4,181
Repair	\$1,700	\$1,700
Utilities	\$7,827	\$7,827
Property Taxes	\$16,131	\$16,863
Insurance	\$5,196	\$5,196
Management	\$0	\$6,034
Misc	\$1,100	\$1,100
Total Expenses	\$36,135	\$42,901
Expense Percentage	70.73%	41.38%