

5236 Bellingham Ave - Financial Overview

Property Summary

Price	\$1,275,000
Down Payment 50%	\$637,500
Number of Units	3
Price/Unit	\$425,000
Square Footage	2,485
Price/SF	\$513
Cap Rate - Current	-2.15%
Cap Rate - Market	4.11%
GRM - Current	N/A
GRM - Market	15.51
Year Built	1953

First Trust Deed

Loan Amount	\$637,500
Interest Rate	6.0%
Amortization	7 Years

Income

	Current	Market
Gross Potential Income	\$0	\$82,200
Less Vacancy (3%)	\$0	\$2,466
Effective Gross Rent	\$0	\$79,734
Less Expenses	\$27,369	\$27,369
Net Operating Income	-\$27,369	\$52,365
Debt Service	\$111,755	\$111,755
Net Cash Flow	-\$139,125	-\$59,391
Principal Reduction	\$1,223	\$1,223
Total Return	-\$137,902	-\$58,168
ROI %	-21.63%	-9.12%

Expenses

	Actual	Market
Maintenance	\$3,225	\$3,225
Repair	\$2,780	\$2,780
Utilities	\$2,119	\$2,119
Property Taxes	\$16,647	\$15,938
Insurance	\$1,642	\$1,642
Management (6%)	\$0	\$4,932
Misc	\$956	\$956
Total Expenses	\$27,369	\$31,592
Expense Percentage	100.00%	38.43%