

Property Name
Address:
City State Zip:



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FINANCIAL ANALYSIS

PRICING			FINANCING			THE ASSET	
Price		\$767,000	Down	20%	\$153,400	Units	2
Price/Unit		\$383,500	Loan	80%	\$613,600	Year Built	1962
Price/SF		\$608.73	Ammort Years		30	Gross SF	1,260
GRM	13.46	13.04	Interest Rate		7.13%	Lot SF	7,000
Cap	6.58%	6.81%	Payments		(\$4,134)	APN	8328-018-011
	Current	Market					

MONTHLY RENT SCHEDULE

	# of Units	Type	Estimated SF	Avg.Current	Rent/SF	Current Total	Market	Rent/SF	Market Total
1	1	3/2	770	\$2,935	\$3.81	\$2,935	\$3,000	\$3.90	\$3,000
2	1	1/1	490	\$1,815	\$3.70	\$1,815	\$1,900	\$3.88	\$1,900
	2					\$4,750			\$4,900
	Other Income (Laundry, Misc.)								

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$57,000	\$58,800
Less Vacancy	3% (\$1,710)	3% (\$1,764)
Scheduled Gross Income	\$55,290	\$57,036

ANNUALIZED EXPENSES

	Current	Market
1 Real Estate Taxes	\$2,495	\$2,495
2 Direct Assessments		
3 Insurance	\$1,100	\$1,100
4 Utilities Gardener	\$1,200	\$1,200
5 Expense		
6 Expense		
7 Expense		
8 Expense		
9 Expense		
10 Expense		
11 Expense		
12 Expense		
13 Expense		
14 Expense		
15 Management	\$0	\$0
16 Repairs & Maint.	\$0	\$0
17 Reserves	\$0	\$0
Total Expenses	\$4,795	\$4,795
Expenses/Unit	\$2,398	\$2,398
Expenses/SF	\$3.81	\$3.81
% of EGI	8.67%	8.41%

RETURN

	Current	Market
NOI	\$50,495	\$52,241
Less Debt	(\$49,607)	(\$49,607)
Cashflow	\$888	\$2,634
Cash on Cash	0.58%	1.72%

