

\$141K

6.33%

Income

Cap Rate

Gross Rent Multiplier

13

Income & Expenses 751 - 753 Capp

Figures are actual based on documentation provided unless otherwise noted

ACQUISITION COSTS		Amount	Monthly	Yearly	Comments
Purchase Price	\$	1,798,000			
Down Payment %		30%			
Down Payment		\$539,400			
Mortgage Amount	\$	1,258,600	\$6,192	\$74,299	
Closing Costs		\$9,000			Estimated escrow, title and
					loan origination fees
Mortgage Rate		4.25%			
Amortization Period (year	rs)	30			
INCOME			Monthly	Yearly	Comments
751A	2	BR, 1BA	\$1,332	\$15,984	Actual
751B		BR, 1BA	\$2,700	\$32,400	Actual
753	3	BR, 2BA	\$6,500	\$78,000	Projected
Gross Income As Is			\$10,532	\$126,384	•
ADDITIONAL INCOME POTENTIAL			Monthly	Yearly	Comments
Parking spot 1	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	\$250	\$3,000	Potential per Craigslist
Parking spot 2			\$250	\$3,000	Potential per Craigslist
Parking spot 3			\$250 \$	\$3,000	Potential per Craigslist
Unrented room			\$500	\$6,000	Potential if added to 751A or 751B
Gross Income with Potential			\$11,782	\$141,384	
EXPENSES			Monthly	Yearly	Comments
Water	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	\$90	\$1,080	Projected
Garbage			\$90	\$1,080	Projected
Landscaper			\$100	\$1,200	Projected
Building Insurance			\$260	\$3,120	Per Seller
Property Taxes	1	.1723%	\$1,756	\$21,078	Based on purchase price
Gross Expenses			\$2,296	\$27,558	
BOTTOM LINE			Monthly	Yearly	
Net Operating Income			\$8,236	\$98,826	
Mortgage and Interest			\$6,192	\$74,299	
Net Income			\$2,044	\$24,527	
KEY RATIOS Cap Rate (NOI/PP)	As Is 5.50%	Potential 6.33%			
GRM (PP/REV)	14	13			







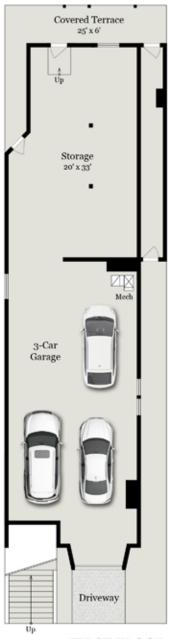
Estimated Total Square Footage: 4,500 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.

Unit 753: 1,720 SQ FT
Unit 751A: 855 SQ FT
Unit 751B: 620 SQ FT

• Unrented Room: 115 SQ FT

Common Area: 1,190 SQ FT



FIRST FLOOR

Common Garage: 955 SQ FT Common Area: 800 SQ FT



SECOND FLOOR

Unit 753: 1,720 SQ FT Common Area: 70 SQ FT









THIRD FLOOR

Unit 751A: 855 SQ FT Unit 751B: 620 SQ FT Unrented Room: 115 SQ FT Common Area: 320 SQ FT