



\$141K

Income

6.33%

Cap Rate

13

Gross Rent Multiplier

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 (years)	30			

INCOME		Monthly	Yearly	Comments
751A	2BR, 1BA	\$1,332	\$15,984	Actual
751B	1BR, 1BA	\$2,700	\$32,400	Actual
753	3BR, 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	As Is	Potential
Cap Rate (NOI/PP)	5.50%	6.33%
GRM (PP/REV)	14	13



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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

751~753
CAPP STREET
THE HEART
OF THE MISSION



kwsf
KELLERWILLIAMS.



THIRD FLOOR

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

Rendering by Floor Plan Visuals.
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

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