

622 PCH

If airbnb unit is rented at current market values and utilities moved to tenants				
Unit #	Unit Type	Rent Type	Monthly Rent	Yearly Rent
A	2 Bed/ 1 Bath	Projected	\$2,650.00	\$31,800.00
B	2 Bed/ 1 Bath	Actual	\$2,650.00	\$31,800.00
C	1 Bed/ 1 Bath	Actual	\$1,750.00	\$21,000.00
Gross Annual Income:			\$7,050.00	\$84,600.00
Current Annual Expenses:				
Gas/Electric		\$1,440.00		
Cable/Internet		\$1,620.00		
Water		\$1,800.00		
Landscaping		\$900.00		
Insurance		\$1,200.00		
Property tax based on asking		\$20,612.50		
Annual Operating Expenses:		\$27,572.50		
Annual Net Operating Income:		\$57,027.50		
Cap Rate		\$3.46		

- ◆ South Redondo Triplex
- ◆ 2 - 2 Bedroom/1 Bath Units
- ◆ 1 - 1 Bedroom/1 Bath Unit
- ◆ ~ 2,470 Sq. Ft. Building
- ◆ ~ 7,060 Sq. Ft. Lot
- ◆ Laundry In Each Unit
- ◆ Stainless Steel Appliances
- ◆ 3 Garage Spaces
- ◆ 4 Uncovered Parking
- ◆ Beautiful landscape
- ◆ Blocks to Beach, Village & RB Pier

One of the 2 bedroom units is currently rented through Airbnb and it is booked through the end of October 2017 but owner can cancel at anytime. Owner has been renting the unit this way since September of 2014. (See table below for financials associated with it)

The other 2 units are in active leases. The 1 bedroom unit ends on April 2018 and the top 2 bedroom unit ends at the end of this year, however tenant has implied that they would like to extend their lease.

Both 2 bedroom units are rented furnished utilities paid, the one bedroom unit is not furnished and pays own utilities. All units have their own Gas and Electric meters.

Current Income with Airbnb of unit A			
Unit #	Unit Type	Monthly Actual Rent	Yearly Rent
A	2 Bed/ 1 Bath	\$4,000.00	\$48,000.00
B	2 Bed/ 1 Bath	\$2,550.00	\$30,600.00
C	1 Bed/ 1 Bath	\$1,650.00	\$19,800.00
Gross Annual Income:		\$8,200.00	\$98,400.00
Current Annual Expenses:			
Gas/Electric			\$1,440.00
Cable/Internet			\$1,620.00
Water			\$1,800.00
Landscaping			\$900.00
Insurance			\$1,200.00
Management of Airbnb unit			\$4,800.00
Cleaning of Airbnb unit			\$1,800.00
Property tax based on asking			\$20,612.50
Annual Operating Expenses:			\$34,172.50
Annual Net Operating Income:			\$64,227.50
Cap Rate			\$3.89