

FINANCIAL INDICATOR			UNIT MIX			CURRENT				MARKET					
Price		\$3,700,000													
Down Payment		\$1,295,000													
Current CAP		5.83%													
Market CAP		6.12%													
Price/Unit		616,667													
Price/Gross SF		\$416.62													
Current GRM		12.90													
Market GRM		12.40													
BUILDING DATA															
No. of Units		6	Totals/Weighted Averages	6					\$23,900					\$24,870	0.0%
Year Built		2024							ANNUAL CURRENT					ANNUAL MARKET	\$298,440
Lot Size SF		8,479													
Zoning		RD1.5-1	ANNUALIZED OPERATING DATA			CURRENT		MARKET		ANNUALIZED OPERATING EXPENSES			CURRENT		MARKET
Building SF	*EST	8,881	Market Rent			\$286,800		\$298,440		Fixed Expenses					
Garage SF	*EST	1,879	Gain (Loss)-to-Lease	0.0%		\$0		\$0		Real Estate Taxes	1.174%		\$43,438		\$43,438
APN's		5128-011-005	Gross Potential Rental Income			\$286,800		\$298,440		Direct Assessments	Per Assesor				
Rent Stabilization Ordinance		No	Less: Vacancy	5.0%		-\$14,340		5.0%	-\$14,922	Insurance (\$/SF)	\$0.70		\$7,532		\$7,532
			Less: Non-Revenue Units	0.0%		\$0		0.0%	\$0	Reserves	0%		\$0		\$0
			Less: Bad Debt	0.0%		\$0		0.0%	\$0						
			Less: Concessions	0.0%		\$0		0.0%	\$0	Variable Expenses					
			Total Rental Income			\$272,460		\$283,518		Utilities			\$0		\$0
			Other Income			\$0		\$0		Gas			\$0		\$0
			RUBS Income			\$0		\$0		Trash			\$0		\$0
			Parking Income			\$0		\$0		Contract Services (Gardening)	Once Per Month		\$480		\$480
			Laundry Income			\$0		\$0		Repairs & Maintenance	2%		\$5,449		\$5,670
			Effective Gross Income			\$272,460		\$283,518		Turnover			\$0		\$0
			Less: Expenses			-\$56,899		-\$57,120							
			Net Operating Income			\$215,561		\$226,398		Total Expenses			\$56,899		\$57,120
			NOI Margin			79%		80%		% of EGI			20.88%		20.15%
			Less: Debt Service (I/O)			\$140,693		\$140,693		Expenses/Unit			\$9,483		\$9,520
			Pre-Tax Cash Flow			\$74,868		\$85,705		Expenses/Gross SF			\$6.41		\$6.43

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