

Alex Smith

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 Income Property Work Sheet

Property Location:		130 The Village #106, Redondo Beach			#units	1
Price:	\$	1,150,000.00	Gross Mltplr (lower better):	11.68	sale price/gross income	
Down	100%	\$	1,150,000.00	Cap Rate (higher better):	5.271	net income/sale price
Schedule of Monthly Income:				Proforma CAP	5.271	
# of units	# bedrm	# baths	month rent	totals	PROFORMA	lot size Yr Blt
1	2	2	8207	8207	8207	SqFt 1,317
						Avg SF 1317
			total income		8207	
			other income		0	
GROSS INCOME:		Monthly		8207	Annually	98484
					Proforma Annual	98484
ANNUAL EXPENSES:						
Taxes	14,375	Trash	0	HOA Move-In Fees	900	
Insurance	1,118	Gardener	150	Cleaning Fees	2073	
Gas	0	HOA Dues	9660	Advertising	0	
Electric	720	Supplies	268	Airbnb Fees	7872	
Water	0	Routine Maintenance	730	STR Prop Manager	0	
TOTAL FIXED EXPENSES:				Monthly	\$	3,155.50
ADJUSTED INCOME (after fixed expenses) NET:					Annually	\$
					Proforma NET	\$
						60,618.00
Financing:						
1st TD	\$	-	rate:	7.000%	payment	\$
2nd TD			rate:		payment	\$
Total monthly payment				\$	Annually	\$
						-
Net spendable				monthly	\$	5,051.50
					Annually	\$
						60,618.00
Tax Advantage:						
Percentage of improvements			66%			
Depreciation years			27.5	Annual tax shelter	\$	(33,018.00)
Total depreciation	\$	759,000.00		Estimated tax bracket		
Annual depreciation	\$	27,600.00		Annual savings		
Average cost per unit:				\$	1,150,000.00	