

# Alex Smith

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 INCOME PROPERTY ANALYSIS

<b>Property Location:</b>		130 The Village #106, Redondo Beach			<b>#units</b>	1
<b>Price:</b>	\$	1,150,000.00	<b>Gross Mltplr (lower better):</b>	11.68	sale price/gross income	
<b>Down</b>	100%	\$	1,150,000.00	<b>Cap Rate (higher better):</b>	5.956	net income/sale price
<b>Schedule of Monthly Income:</b>				<b>Proforma CAP</b>	5.956	
<b># of units</b>	<b># bedrm</b>	<b># baths</b>	<b>month rent</b>	<b>totals</b>	<b>PROFORMA</b>	<b>lot size Yr Blt</b>
1	2	2	8207	8207	8207	SqFt 1980
						Avg SF 1317
			<b>total income</b>		8207	
			<b>other income</b>		0	
<b>GROSS INCOME:</b>		<b>Monthly</b>		8207	<b>Annually</b>	98484
					<b>Proforma Annual</b>	98484
<b>ANNUAL EXPENSES:</b>						
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	0	
Water	0	Routine Maintenance	730	STR Prop Manager	0	
<b>TOTAL FIXED EXPENSES:</b>				<b>Monthly</b>	\$	2,499.50
<b>ADJUSTED INCOME (after fixed expenses) NET:</b>					<b>Annually</b>	\$
					<b>Proforma NET</b>	\$
						68,490.00
<b>Financing:</b>						
1st TD	\$	-	rate:	7.000%	payment	\$
2nd TD			rate:		payment	\$
Total monthly payment				\$	Annually	\$
						-
<b>Net spendable</b>		<b>monthly</b>		\$	<b>Annually</b>	\$
						68,490.00
<b>Tax Advantage:</b>						
Percentage of improvements			66%			
Depreciation years			27.5	Annual tax shelter	\$	(40,890.00)
Total depreciation		\$	759,000.00	Estimated tax bracket		
Annual depreciation		\$	27,600.00	Annual savings		
<b>Average cost per unit:</b>				\$	1,150,000.00	