

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):	4.232	net income/sale price
Schedule of Monthly Income:			Proforma CAP		4.232	
# 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	11,945	
TOTAL FIXED EXPENSES:			Monthly	\$	4,150.92	Annually \$ 49,811.00
ADJUSTED INCOME (after fixed expenses) NET:						Annually \$ 48,673.00
					Proforma NET	\$ 48,673.00
Financing:						
1st TD	\$	-	rate:	7.000%	payment	\$ -
2nd TD			rate:		payment	\$ -
Total monthly payment				\$ -	Annually	\$ -
Net spendable			monthly	\$	4,056.08	Annually \$ 48,673.00
Tax Advantage:						
Percentage of improvements			66%			
Depreciation years			27.5	Annual tax shelter		\$ (21,073.00)
Total depreciation		\$	759,000.00	Estimated tax bracket		
Annual depreciation		\$	27,600.00	Annual savings		
Average cost per unit:				\$	1,150,000.00	