

Property Address: **1535 Termino Ave**

Summary			Photos		Map			
Price:		\$1,300,000						
Down Payment:	45%	\$585,000						
Number of units:		4						
Cost per Unit:		\$325,000						
Current GRM:		15.48						
Market GRM:		10.17						
Current CAP:		4.11%						
Market CAP:		7.21%						
Year Built / Age:		1963						
Approx. Lot Size:		3,537						
Approx. Gross RSF:		3,537						
Cost per Net RSF:		\$367.54						
Proposed Financing								
Loan Amount:		\$715,000	Type	New				
Terms:		5.50%	Term/Yrs	30				
Payment		\$4,059.69	DCR	1.10				
Annualized Operating Data								
	Current Rents			Market Rents				
Scheduled Gross Income:		\$84,000		\$127,800				
Vacancy Rate Reserve:	2,520		3.00% ¹	3,834		3.00% ¹		
Gross Operating Income:	81,480			123,966				
Expenses:	28,100		33.45% ¹	30,290		23.70% ¹		
Net Operating Income:	53,380			93,676				
Loan Payments:	48,716			48,716				
Pre Tax Cash Flows:	4,664		0.80% ²	44,960		7.69% ²		
Principal Reduction:	9,871			9,871				
Total Return Before Taxes:	14,535		2.48% ²	54,831		9.37% ²		
¹	As a percent of Scheduled Gross Income							
²	As a percent of Down Payment							
Scheduled Income				Annualized Expenses:				
No. of Units	Bdrms/ Baths	Current Rents Monthly Rent	Monthly Income	Market Rents Monthly Rent	Monthly Income	Estimated	Current	Market
3	1+1	\$1,600	\$4,800	\$2,150	\$6,450	Taxes 1.250%	\$16,250	\$16,250
1	2+1	\$2,200	\$2,200	\$2,600	\$2,600	Insurance	\$2,000	\$2,000
						Utilities	\$1,600	\$1,600
						Maint & Repairs	\$2,000	\$2,000
						Landscaping	\$300	\$300
						On Site Mgmt	\$0	\$0
						Off Site Mgmt	\$4,200	\$6,390
						Misc & Reserves	\$1,750	\$1,750
Total Scheduled Rent:		\$7,000		\$9,050				
4 Garages				\$1,600				
Monthly Scheduled Gross Income:		\$7,000		\$10,650		Total Expenses:	\$28,100	\$30,290
Annualized Scheduled Gross Income:		\$84,000		\$127,800		Per Net Sq. Ft:	\$7.94	\$8.56
Utilities Paid by Tenant:	Electricity, Gas, Water					Per Unit:	\$7,025	\$7,573

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