

# Alex Smith

Up to date rents as of Oct, 2023

eXp Realty of CA

m: 424-234-3940

alexsmith1126@gmail.com

DRE#01859768

## Income Property Work Sheet

<b>Property Location:</b>		<b>1206 Amethyst Ave, Redondo Beach</b>		<b>#units</b>	<b>4</b>		
<b>Price:</b>	<b>\$ 2,150,000.00</b>	<b>Gross Mltplr (lower better):</b>	<b>23.65</b>	sale price/gross income			
<b>Down 50%</b>	<b>\$ 1,075,000.00</b>	<b>Cap Rate (higher better):</b>	<b>2.636</b>	net income/sale price			
<b>Schedule of Monthly Income:</b>		<b>Proforma CAP</b>	<b>5.943116279</b>				
<b># of units</b>	<b># bedrm</b>	<b># baths</b>	<b>month rent</b>	<b>totals</b>	<b>PROFORMA</b>	<b>lot size</b>	<b>5491</b>
						<b>Yr Blt</b>	<b>1963</b>
1	3	2.5	1975	1975	3900	<b>SqFt</b>	<b>4,442</b>
1	2	1.5	1800	1800	3200		
1	2	1.5	1750	1750	3200		
1	2	1.75	2050	2050	3200		
						<b>Avg SF</b>	<b>1111</b>
						<b>Zoning</b>	<b>RBR-3</b>
					<b>13500</b>		
			<b>other income</b>				
<b>Gross Income:</b>		<b>Monthly</b>	<b>7575</b>	<b>Annually</b>	<b>90900</b>		
				<b>Proforma Annual</b>	<b>162000</b>		
<b>Expenses annually:</b>							
Taxes	26,875	Trash	1504				
Insurance	1,500	Gardener	1260				
Gas	0	Manager	0				
Electric	984	Misc.					
Water	2100	Other					
<b>Total Fixed Expenses:</b>		<b>Monthly</b>	<b>\$ 2,851.92</b>	<b>Annually</b>	<b>\$ 34,223.00</b>		
<b>Adjusted Income (after fixed expenses) Net:</b>				<b>Annually</b>	<b>\$ 56,677.00</b>		
				<b>PROFORMA NET</b>	<b>\$ 127,777.00</b>		
<b>Financing:</b>							
1st TD	\$ 1,075,000.00	rate:	8.250%	payment	\$ 8,076.12		
2nd TD		rate:		payment			
<b>Total monthly payment</b>				<b>\$ 8,076.12</b>	<b>Annually</b>	<b>\$ 96,913.39</b>	
<b>Net spendable</b>		<b>monthly</b>	<b>\$ (3,353.03)</b>	<b>Annually</b>	<b>\$ (40,236.39)</b>		
<b>Tax Advantage:</b>							
Percentage of improvements		66%					
Depreciation years		27.5	Annual tax shelter		\$ 91,836.39		
Total depreciation		\$ 1,419,000.00	Estimated tax bracket				
Annual depreciation		\$ 51,600.00	Annual savings				
<b>Average cost per unit:</b>			<b>\$537,500.00</b>				