

5648 Auckland Avenue

Subject	Units	SqFt
5239 Auckland Ave	4	6,084
Asking Price:		\$2,750,000.00
Total GOI		\$187,200.00
Other Income		\$0.00
Effective GI		\$187,200.00
Expenses	21%	\$39,208.60
NOI		\$147,991.40
CAP Rate		5.38%
GRM		14.69

Expenses

Property Tax	1.25%	\$34,375.00
Insurance	0.4	\$2,433.60
Management		\$0.00
Vacancy Factor	3%	\$0.00
DWP	Tenant pays	\$0.00
Gas Co	Tenant pays	\$0.00
Contract Services		
	Trash/ City Service	\$0.00
	Pest	
	Gardening	\$1,200.00
Maintenance		\$1,200.00
	Reserves	\$0.00
	Misc	\$0.00
Total Expenses		\$39,208.60

Unit #	Type	Rent	SqFt	Parking Sp
1	3+3	\$3,950.00	1,349	2 Car Tdm
2	3+3	\$3,950.00	1,349	2 Car Tdm
3	3+2.5	\$3,850.00	1,310	2 Car Tdm
4	3+2.5	\$3,850.00	1,310	2 Car Tdm
ADU 1	1+1	\$1,500.00	383	No Prkn
ADU 2	1+1	\$1,500.00	383	No Prkn
Total		\$15,600.00	6,084	

Summary		
Price	\$2,750,000.00	<u>w/ADU</u>
Units	4	6
GRM	14.69	12.91
CAP Rate	5.38%	6.33
Price Per SqFt	\$452.01	468
Price Per Unit	\$687,500.00	475000
Ave Rent Per SqFt	\$2.56	3.02



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