

10863 Kling Street 4-Units

Subject	Units	SqFt	Lot
10857 Kling Street	4	2,094	7043

Asking Price:		\$1,500,000.00
Total GOI		\$52,620.00
Other Income		\$0.00
Effective GI		\$52,620.00
Expenses	50%	\$26,387.60
NOI		\$26,232.40
CAP Rate		1.75%
GRM		28.51

Expenses

Property Tax	1.25%	\$18,750.00
Insurance	0.4	\$837.60
Management	3%	
Vacancy Factor	3%	

DWP	est.	\$3,600.00
Gas Co		\$0.00
Contract Services		
	Trash/ City Service	\$0.00
	Pest	
	Gardening	\$1,200.00
Other		
Maintenance		\$2,000.00
	Reserves	\$0.00
	Misc	\$0.00
Total Expenses		\$26,387.60

Unit #	Type	Rent	SqFt (appx)	Parking Sp
1	1+1	\$850.00	494	Open
2	1+1	\$1,150.00	494	Open
3	1+1	\$1,150.00	494	Open
4	1+1	\$1,235.00	600	Open
5				
6				
7				
8				
9				
10				
Total		\$ 4,385.00	2,082	

Summary	
Price	\$1,500,000.00
Units	4
GRM	28.51
CAP Rate	1.75%
Price Per SqFt (bldg)	\$716.33
Price Per Ft (lot)	\$212.98
Price Per Unit	\$375,000.00
Ave Rent Per SqFt	\$2.11