

Pro Forma – 615-617 Truly Ter, Vista, CA 92084

Income Summary

Unit	Monthly Income
615	\$2,705.00
617	\$2,420.00
615A	\$2,073.00

Total Monthly Income: \$7,198.00

Total Annual Income: \$86,376.00

Expense Summary

Expense	Amount
Property Taxes (1.2%)	\$14,400.00
Insurance	\$2,000.00
Utilities	\$1,200.00
Trash	\$900.00
Property Management (8%)	\$6,910.00

Total Annual Expenses: \$25,410.00

Financial Metrics

Net Operating Income (NOI)	\$60,966
Cap Rate	5.1%
Gross Rent Multiplier (GRM)	13.9
ROI with 25% Down	20.3%

5-Year Projection (3% Annual Rent Increase)

Projected Annual Income	\$100,133
Projected Annual Expenses	\$25,410
Projected Net Operating Income (NOI)	\$74,723
Projected Cap Rate (on \$1.2M)	6.0%
Projected GRM (on \$1.2M)	12.3