

Executive Summary

1565 MAIN ST, Santa Clara CA

Property Details		
# of Units	10	
Price	3,800,000	
Price/Unit	\$380,000	
Square Feet	6,800	
Price/SqFt	\$559	
Lot Size	7,800	
Down payment	\$ 1,330,000	0.35
Current GRM	17.45	
Projected GRM	13.91	
Current Cap Rate	3.82	
Projected Cap Rate	5.24	



Depreciation Summary		
SALES PRICE:	3,800,000	
LAND VALUE 20%	760,000	
IMPROVEMENTS	3,040,000	
(S.P. LESS LAND VALUE)		
ANNUAL GROSS DEPRECIABLE AMT	110,545	
(IMPRV/27.5)		
ANNUAL PERSONAL PROPERTY	2,500	
(\$1,500 PER UNIT/6 YRS)		
TOTAL ANNUAL	113,045	
(GROSS DEPR + PERS PROP)		

***THE AMOUNTS AND PERCENTAGES ARE ESTIMATES. THIS INFORMATION IS DEEMED ACCURATE BUT NOT GUARANTEED CORRECT**

Operations Summary			Present	Projected
Gross Income			Monthly	Monthly
Type	#			
1br - 1ba	8		1000-1895	2195
2br - 1ba	2		2100	2500
Laundry Income			200	200
Gross Annual Income			\$ 217,740	\$ 273,120

Expenses			Present	Projected
			Annual	Annual
TAXES/LICENSES			46360	46360
INSURANCE			2500	2500
VACANCY			6532	8194
MAINTENANCE			5000	5000
WATER, SEWER, TRASH, PG&E			8200	8200
PEST CONTROL			2580	2580
SPECIAL ASSESSMENTS			1241	1241
Gross Expenses			72413	74075
% of EGI			0.33	0.27
Expenses per SF			10.65	10.89
Net Income			145,327	199,045
				148149

Proposed Financing			
Loan Amount	Payment	Rate	Term
2,470,000	11,091	0.035	30
Total	11,091		
Annual Loan Payments		133,097	133,097
Estimated Cash Flow		12,230	65,949

Long Term Analysis		COE	+12mo	+24mo	+36mo
Gross Annual Income		217,740	273,120	284,045	295,407
Gross Annual Expenses		72,413	74,075	74,815	75,563
Net Income		145,327	199,045	209,229	219,843
Loan 1		133,097	133,097	133,097	133,097
Total Loans		133,097	133,097	133,097	133,097
Cash Flow		12,230	65,949	76,133	86,746
ROI		0.01	0.05	0.06	0.07
Based on 0.04 increase in income per year					

Rent Roll		
#	Unit Type	Rent
1	1BR-1BA	1850
2	1BR-1BA	1825
3	1BR-1BA	1895
4	1BR-1BA	1750
5	1BR-1BA	1850
6	1BR-1BA	1825
7	1BR-1BA	1850
8	1BR-1BA	1850
9	2BR-1BA	2100
10	2BR-1BA	2000
Laundry		200
Monthly Income		18995
Annual Income		227940

