

**1050 E. KAMM AVENUE**

Dinuba, CA 93618

18 Units

**Estimated Income & Expense Statement 2017****UNIT MIX & ACTUAL MONTHLY INCOME**

18 - 3BR/2BA @ \$801.39 = \$14,425  
 Total \$14,425

**ESTIMATED ANNUAL CASH FLOW**

Gross Income	\$173,100
Less 5% Vacancy Factor	\$8,655
Gross Income	\$164,445
Laundry Income	\$1,440
Effective Gross Income	\$165,885
Less Expenses	\$72,633
Net Operating Income	\$93,252
Less Debt Service	\$63,168
Estimated Cash Flow	\$30,084

**DETAILS OF TRANSACTION**

Sales Price	\$1,575,000
Cash Down (30%)	\$472,500
New 1st Loan (70%)	\$1,102,500

**INVESTMENT SUMMARY**

Price per Unit	\$87,500
Price per Square Foot	\$82
Rent per Square Foot	\$0.75
Gross Rent Multiplier	9.1
Capitalization Rate	6%
Cash on Cash	6.4%

**ESTIMATED ANNUAL EXPENSES**

Taxes	\$18,113
Insurance	\$4,900
Management On Site	\$9,300
Management Off Site**	\$9,520
Utilities	\$15,000
Supplies	\$1,000
Repairs - 9% of Gross	\$14,800
Total	\$72,633

**LOAN INFORMATION**

1st Loan of \$1,102,500 based on 4% Fixed for 5  
 Years with monthly payments of \$5,264

**SUMMARY/COMMENTS**

Built	2006
Building Size in Sq. Ft.	19,200
Lot Size in Sq. Ft.	60,847
<u>Two Parcel #'s:</u>	
030-120-086 (8 Units)	
030-120-087 (10 Units)	
18 - 3 BD/2 BA Townhouse Units	
Averaging 1,067 Sq Ft	
** Management 5.5% of Gross Income	

**LARRY MUELLER (650) 222-2133 REALTOR/BROKER**

BRE# 00341576 - RE/MAX STAR COMMERCIAL

1940 Ralston Avenue, Belmont, CA 94002

The information provided herein is for general purposes only and is subject to change, without notice, from time to time. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the accuracy of the information contained herein, or as to the character, occupancy, or configuration of the property described herein. It is the responsibility of the reader to independently verify all information.

**1050 E. KAMM AVENUE**

Dinuba, CA 93618

18 Units

**Income & Expense Statement 2017 (Proforma)****UNIT MIX & ACTUAL MONTHLY INCOME**

18 - 3BR/2BA @ \$830 =	\$14,940
Total	\$14,940

**ESTIMATED ANNUAL CASH FLOW**

Gross Income	\$179,280
Less 5% Vacancy Factor	\$8,964
Gross Income	\$170,316
Laundry Income	\$1,440
Effective Gross Income	\$171,756
Less Expenses	\$74,967
Net Operating Income	\$96,789
Less Debt Service	\$63,168
Estimated Cash Flow	\$33,621

**DETAILS OF TRANSACTION**

Sales Price	\$1,575,000
Cash Down (30%)	\$472,500
New 1st Loan (70%)	\$1,102,500

**INVESTMENT SUMMARY**

Price per Unit	\$87,500
Price per Square Foot	\$82
Rent per Square Foot	\$0.75
Gross Rent Multiplier	8.8
Capitalization Rate	6.2%
Cash on Cash	7.12%

**ESTIMATED ANNUAL EXPENSES**

Taxes	\$18,113
Insurance	\$4,900
Management On Site	\$9,960
Management Off Site**	\$9,859
Utilities	\$15,000
Supplies	\$1,000
Repairs - 9% of Gross	\$16,135
Total	\$74,967

**LOAN INFORMATION**

1st Loan of \$1,102,500 based on 4% Fixed for 5  
Years with monthly payments of \$5,264

**SUMMARY/COMMENTS**

Built	2006
Building Size in Sq. Ft.	19,200
Lot Size in Sq. Ft.	60,847
<u>Two Parcel #'s:</u>	
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