

FOR SALE
Multi-Family 8 Units
Coachella, CA

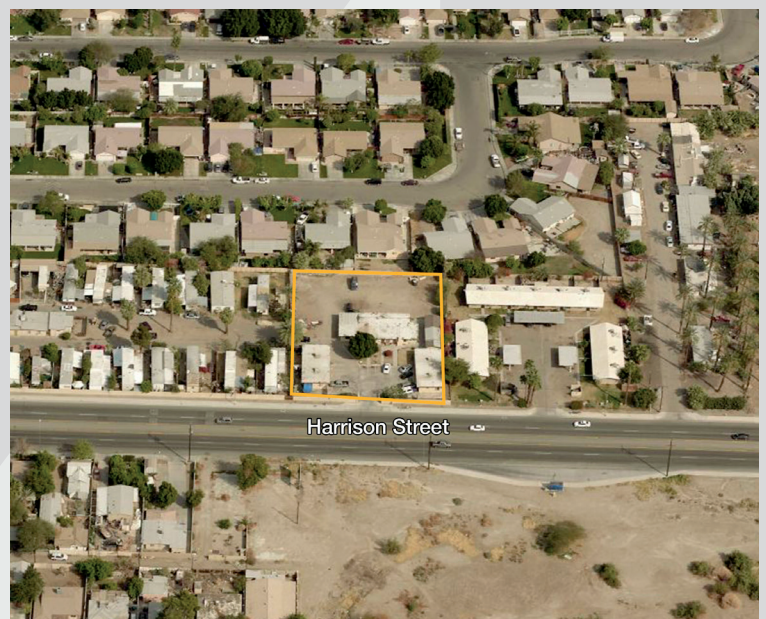


53228 Harrison St

Coachella, CA 92236

Property Highlights:

Price:	\$525,000
No. of Buildings	4
# of Stores:	1
APN#:	778-320-002.3
Unit Mix:	4-2 Bedroom, 1 Bath 4-1 Bedroom, 1 Bath
Land SF:	32,669 SF
Current CAP:	3.63%
Current GRM:	12.98%



For More Information:

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Investment Summary

Price:	\$525,000
Number of Units:	8
Cost Per Unit:	\$65,625
Current GRM:	12.98
Current CAP:	3.63%
Approximate Lot Size:	32,669 SF
Estimated Approximate Net RSF:	3,700
Cost Per Net RSF:	\$141.89

Annualized Operating Data

	Current Rents	
Scheduled Gross Income:	\$40,440	
Less: Vacancy/Collection Loss	\$4,044	10.00%
Plus: Other Income:	---	
Gross Operating Income:	\$36,396	
Less: Expenses:	\$17,334	42.9%
Net Operating Income:	\$19,062	

Scheduled Income

No. of Units	Bedrooms/ Baths	Monthly Rent/Unit	Monthly Income
4	2 Bedroom 1 Bath	\$835-\$850	\$3,370
4	1 Bedroom 1 Bath (Vacant)	\$0	\$0
Monthly Scheduled Gross Income:			\$3,370
Annual Scheduled Gross Income:			\$40,440
Monthly Laundry Income: *Estimated			\$0

Annualized Expenses

		*Estimated
New Tax	1.283670%	\$6,739
Special Assessments		\$80
*Estimated Operating Expenses	26% of SGI	\$10,514
Total Expenses		\$17,334
Per Net Sq. Ft.		\$4.68
Per Unit		\$2,167

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