

1371 S. CLOVERDALE AVENUE

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Rents						
Unit #	Exact Unit Number	Monthly Rent	Actual Monthly Rent	Pro-forma Monthly Rent	Security Deposit	Unit Type
Unit 1	1371.5	3000**	0.00	3,000.00	0	2BD / 2BA + yard
Unit 2	1373 3/4	3300**	0.00	3,300.00	0	3 BD / 2BA
Unit 3	1373	2,344.00	2,344.00	3,000.00	2344	2BD / 2BA
Unit 4	1373.5	1,541.00	1,541.00	3000	1471	2BD / 1BA
Unit 5	1371	3000**	0	3,000.00	0	2BR + 1BA + yard
Total		\$13,185.00	\$3,885.00	15,300.00		11BR + 8BA
		** Denotes Projected rent of vacant unit				
					ANALYSIS SUMMARY	
					List Price	\$2,150,000
Current Expenses (paid by owner)					New Property Tax	26,875
Item	Cost (annual)				New Total Expenses	34075
Trash	\$225 a month				Gross Income (Annual)	158,220
Water	\$200 a month				Vacancy	3%
Gas	tenant				GOI (Annual)	\$153,473
Electricity	tenant				NOI (Annual)	119398
Property Tax (new owner)	\$26,875				Cap Rate	5.6
Gardener	\$75 a month				GRM	13.6
Insurance	\$1200 a year				Pro-forma Cap Rate	7
Total (current expenses)	34075				Pro-forma GRM	11.7