



8 UNITS
364-388 CHUMALIA STREET, SAN LEANDRO, CA



SHAWN WILLIS
925.988.0502
Shawn@IPSrealestate.com



INCOME PROPERTY SERVICES A.G.
1343 LOCUST STREET, SUITE 205
WALNUT CREEK, CA 94596
WWW.IPSREALSTATE.COM / BRE # 01095619



FINANCIAL ANALYSIS

	UNIT TYPE	EST S.F.	# OF UNITS	APPROX. CURRENT RENT	RENT/ S.F.	ESTIMATED MARKET RENTS	RENT/ S.F.
	2BR/1BA	900	6	\$800-\$1,125		\$1,550	\$1.72
	1BR/1BA	750	2	\$550-\$800		\$1,200	\$1.60
			6,605				
INCOME							
MONTHLY RENT			8	\$7,125	\$1.08	\$11,700	\$1.77
ANNUAL RENT				\$85,500		\$140,400	
VACANCY			5.0%	(\$4,275)		(\$7,020)	
GROSS RENT				\$81,225		\$133,380	
OTHER INCOME				\$0		\$0	
TOTAL INCOME				\$81,225		\$133,380	
EXPENSES							
			PER UNIT				
HOMEOWNER'S ASSOCIATION	Estimated	\$0.00		\$0		\$0	
ACCOUNTING & LEGAL	Estimated	\$0		\$0		\$0	
ADMINISTRATION	Estimated	\$0		\$0		\$0	
ADVERTISING	Signs & Craigslist	\$0		\$0		\$0	
COMMON AREA	2014	\$109		\$875		\$875	
INSURANCE	M3 Quote	\$419		\$3,355		\$3,355	
OFF-SITE MANAGEMENT	0.0%	\$0		\$0		\$0	
RESIDENT MGR, PAYROLL	Estimated	\$0		\$0		\$0	
PROP. TAX AND LICENSE	1.1657%	\$1,741		\$13,930		\$13,930	
LEVIES AND BONDS	Actual	\$383		\$3,066		\$3,066	
REPAIRS/MAINT/CLEAN/SUPPLY	Estimated	\$750		\$6,000		\$6,000	
REPLACEMENTS	Estimated	\$350		\$2,800		\$2,800	
PG&E	2014	\$53		\$420		\$420	
WATER	2014 + 6%	\$170		\$1,363		\$1,363	
TRASH	2014 (consider switch to tenant pay)	\$319		\$2,554		\$2,554	
PERMITS/MISCELLANEOUS	Estimated	\$63		\$500		\$500	
TOTAL EXPENSES				\$4,358	42.92%	\$34,863	26.14%
NET OPERATING INCOME				\$46,362		\$98,517	
DEBT SERVICE				(\$51,799)		(\$51,799)	
CASH FLOW				(\$5,437)		\$46,718	
PRINCIPAL PAY-DOWN				\$13,065		\$13,065	
TOTAL PRE-TAX RETURN				\$7,628		\$59,783	
GROSS RENT MULTIPLIER				13.98		8.51	
CAP RATE				3.9%		8.2%	
PRICE PER UNIT				\$149,375		\$149,375	
PRICE PER FOOT				\$180.92		\$180.92	
CASH ON CASH				-1.5%		13.0%	
TOTAL RETURN				2.1%		16.6%	
PRICE				\$1,195,000		\$1,195,000	
DOWN PAYMENT				\$360,000	30%	\$360,000	30%
LOAN				\$835,000	70%	\$835,000	70%

4.672% loan, amortized over 30 years.

Copyright © 2017 Income Property Services. All rights reserved. The information provided herein is for general purposes only and is subject to change without notice. Nothing contained herein is intended to a binding representation. The owner and broker make no representation as to the information contained herein, or as to the character, occupancy, or configuration of the property described herein. It is the responsibility of the prospective buyer to independently verify all of the information.