

6 UNITS ON BAKMAN AVE

INVESTMENT SUMMARY		
Price:		\$1,470,000
Down Payment:	35%	\$514,500
Units:		6
Cost per Unit:		\$245,000
Current GRM:		12.73
Current CAP:		5.00%
Market GRM:		11.56
Market CAP:		5.74%
Age:		1957
Lot SF:		6,398
Building SF:		4,451
Price per SF:		\$330.26
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$955,500
Terms:	3.35%	30 Years (5-Year Fix)
Monthly Payment:		\$4,248

Great Sun Valley Location
 Unit Mix: 2-1+1 | 4-2+1
 High Demand Rental Location
 12.73 GRM & 5.00% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$115,452		\$127,200	
Less Vacancy Rate Reserve:	3,464	3.0%	3,816	3.0%
Gross Operating Income:	111,988		123,384	
Less Expenses:	38,475	33.3%	39,045	30.7%
Net Operating Income:	\$73,514		\$84,339	
Less Loan Payments:	50,980	1.44	50,980	
Pre-Tax Cash Flow:	\$22,534	4.4%	\$33,359	6.5%
Plus Principal Reduction:	18,809		18,809	
Total Return Before Taxes:	\$41,343	8.0%	\$52,168	10.1%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	1+1	\$1,525	\$3,050	\$1,550	\$3,100
4	2+1	\$1,618	\$6,471	\$1,850	\$7,400
Total Scheduled Rent:			\$9,521	\$10,500	
Laundry:			\$100	\$100	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$9,621	\$10,600	
Annual Scheduled Gross Income:			\$115,452	\$127,200	

ESTIMATED EXPENSES	
Taxes: (new)	\$18,375
Insurance:	\$1,780
Utilities:	\$7,440
Maintenance:	\$5,599
Rubbish:	\$1,800
Reserves:	\$1,200
Landscaping:	\$1,500
Pest Control:	\$780
Total Expenses:	\$38,475
Per SF:	\$8.64
Per Unit:	\$6,412