

856 Alameda St Altadena, CA 91001

9 Unit Apartment Building \$4,200,000

6.48% Cap Rate



ANALYSIS

GROSS SCHEDULE INCOME: **\$316,800**
 VACANCY ALLOWANCE \$/:%: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: **\$272,029**
 OPERATING EXPENSE \$/:%: **\$44,771/**
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/:%: /
 PERSONAL PROPERTY \$/:%: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$44,771**
 ELECTRIC: **\$0**
 GAS: **\$0**
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: **\$2,400**
 CABLE TV:
 GARDENER:
 INSURANCE: **\$18,650**

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
\$0
 WATER/SEWER: **\$2,160**

OTHER EXPENSE: **\$21,561**
 OTHER EXPENSE DESCRIPTION: **Taxes**

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH
1:	1	3	1	0	Unfurnished	\$2,095	\$2,095	\$2,095	SEPARATE ELECTRIC: 7
2:	1	1	1	0	Unfurnished	\$1,475	\$1,475	\$1,475	GAS METERS: 6
3:	1	2	1	0	Unfurnished	\$3,125	\$3,125	\$3,125	WATER METERS: 1
4:	1	3	1	0	Unfurnished	\$3,425	\$3,425	\$3,425	
5:	1	1	1	0	Unfurnished	\$1,455	\$1,455	\$1,455	
6:	1	2	1	0	Unfurnished	\$3,125	\$3,125	\$3,125	
7:	1	2	2	0	Unfurnished	\$3,125	\$3,125	\$3,124	
8:	1	2	1	0	Unfurnished	\$2,625	\$2,625	\$2,625	
9:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$2,600	

For more information, call Jerry Stapp (909)727-2391
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