

1299 Heavenly Oak Lane			Income & Expenses Analysis				
Redding Ca. 96003							
Unit #	Beds+Baths	SqFt.	Current Rents	Market Rents		Annual Owner Expenses	
Unit 1	3+2.5	1153	1885	\$ 1,900		H20, Trash, Power	\$ 3,900
Unit 2	2+2.5	1084	1669	\$ 1,700		Misc. Maintenance	\$ 2,200
Unit 3	2+2.5	1084	1697	\$ 1,700		Prop Insurance	\$ 3,811
Unit 4	2+2.5	1084	1609	\$ 1,700		Prop Taxes 1.10%	\$ 11,017
Monthly Gross			\$ 6,860	\$ 7,000		Total Expenses	\$ 20,928
						Annual Income	\$ 82,320
						Expenses	\$ 20,928
						NOI	\$ 61,392
						Proforma NOI	\$ 63,072
						List Price	\$ 992,500
						Price Per Unit	\$ 248,125
						Cap Rate	6.19%
						Proforma Cap	6.35%
NICK KERLEY - REAL ESTATE BROKER DRE#01332465							
*All Information deemed reliable but not guaranteed. Buyer to verify. Information provided without warranty from agent or broker.							