2250 Suzette Ave			Income & Expenses Analysis				
Redding							
Unit #	**Beds+Baths**	**SqFt.**	**Current Rents**	**Market Rents**		**Annual Owner Expenses**	
2220	2+1.5	966	$ 1,106	$ 1,450		Owners Utilities	$ 2,173
2222	2+1.5	966	$ 1,410	$ 1,450		Landscaping/Pest	$ 5,290
2250	2+1.5	966	$ 1,177	$ 1,450		Prop Insurance	$ 3,200
2252	2+1.5	966	$ 1,356	$ 1,450		Prop Taxes 1.10%	$ 10,285
2254	2+1.5	966	$ 1,068	$ 1,450		Vacancy 1%	$ 896
2256	2+1.5	966	$ 1,350	$ 1,450			
Monthly Gross			**$ 7,467**	**$ 8,700**		**Total Expenses**	**$ 21,844**
Loan Amount	Rate	L. Years	Monthly Payment			**Annual Income**	**$ 89,604**
$ 654,500	**6.25%**	**28**	**$ 4,130**			**Expenses**	**$ 21,844**
						NOI	**$ 67,760**
Annual Dept Service	1st Yr. Cash Flow		Proforma Cash Flor			**Proforma NOI**	**$ 82,556**
$ 49,557	**$ 18,203**		**$ 32,999**				
Downpayment	DSCR		DSCR			**List Price**	**$ 935,000**
$ 280,500	**1.37**		**1.67**			**Price Per Unit**	**$ 155,833**
						Cap Rate	**7.25%**
						Proforma Cap	**8.83%**
NICK KERLEY - REAL ESTATE BROKER 530-241-4114							

*All Information deemed reliable but not guaranteed. Buyer to verify. Information provided without warranty from agent or broker.