

RENT ROLL
4Plex in Yucaipa
12250 Bryant Street

UNIT #	UNIT MIX	ACTUAL RENT	MARKET RENT	ANNUAL RENT
Unit A	2 bedroom, 2 bath	\$1,300 month to month	\$2,380 See: 12257 Fremont St. Yucaipa, CA	\$15,600 actual \$28,560 market
Unit B	2 bedroom, 2 bath	\$1,500 month to month	\$2,380 See: 12257 Fremont St. Yucaipa, CA	\$18,000 actual \$28,560 market
Unit C	2 bedroom, 2 bath	\$1,075 Month to month	\$2,380 See: 12257 Fremont St. Yucaipa, CA	\$12,900 actual \$28,560 market
Unit D	2 bedroom, 2 bath	\$1,400 month to month	\$2,380 See: 12257 Fremont St. Yucaipa, CA	\$16,800 actual \$28,560 market
TOTAL		\$5,275	\$9,520	\$63,300 actual \$114,240 market

Customer Short

12257 Fremont St, Yucaipa 92399
Ave B to Fremont

STATUS: **Closed**

LIST/CLOSE: **\$2,200/\$2,380** ↑



BED / BATH: **2/2,0,0,0**
SQFT(src): **880 (A)**
LOT(src): **0.4981/21,696 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **2022 (SEE)**
SUB TYPE: **TPLX (D)**
DOM / CDOM: **52/52**

MORTGAGE STATUS: **Standard**
ML#: **EV23212570**
SCH DIST: **Yucaipa/Calimesa Unified**
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **269 - Yucaipa/Calimesa/Oak Glen**

PRICE PER SQFT: **\$2.70**
ORIGINAL \$: **\$2,600**
DEPOSIT FOR SECURITY: **\$2,600**
PETS ALLOWED: **No**
DEPOSIT FOR PETS: **\$0**
LAUNDRY: **In Closet**
BAC: **\$200**

LIST DATE: **11/16/23**
DATE LEASED: **01/07/24**

CLOSE PRICE: **\$2,380**

Darling 2 bedroom 2 bath home completely redone in 2022-2023. New Kitchen, new baths, new windows, new appliances, new HVAC, indoor washer dryer, windows, blinds. Large lot. This unit has a carport and a darling yard. Ample parking. Darling new construction home. Located on a large lot shared by 2 other units. This is a triplex with no common walls. This home has new windows, HVAC, new kitchen, appliances including stove, refrigerator, washer, dryer. 3 Bedrooms 2 baths, new flooring new paint, ample parking. Amazing location in upper Yucaipa.

CUSTOMER SHORT: Residential Lease ML#: EV23212570

Printed by Tony Burton, State Lic: 01014173 on 08/23/2024
4:40:31 AM

Search Criteria

Property Type is 'Residential Lease'
Standard Status is 'Closed'
Contract Status Change Date is 08/23/2024 to 11/27/2021
City is 'Yucaipa'
Bedrooms Total is 2
Bathrooms Total Integer is 2
Selected 1 of 27 results.

**RENT
COMP**

Property Name Bryant 4Plex
 Location Yucaipa
 Type of Property Multi Family
 Size of Property 4 (Sq. Ft./Units)

Purpose of analysis Analysis at MARKET RENTS

Assessed/Appraised Values		
Land	<u>215,000</u>	<u>20%</u>
Improvements	<u>860,000</u>	<u>80%</u>
Personal Property		
Total	<u>1,075,000</u>	<u>100%</u>

Adjusted Basis as of: _____

Annual Property Operating Data

Purchase Price	<u>1,075,000</u>
Plus Acquisition Costs	_____
Plus Loan Fees/Costs	_____
Less Mortgages	<u>860,000</u>
Equals Initial	<u>215,000</u>

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	<u>\$860,000</u>	<u>\$4,883</u>	<u>12</u>	<u>5.5%</u>	<u>30</u>	<u>v</u>
2nd	_____	_____	<u>12</u>	_____	_____	_____

	<u>\$268,750</u>	\$/SQ FT	%		
ALL FIGURES ARE ANNUAL	or \$/Unit		of GOI		COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME				<u>114,240</u>	9.41 Gross Rent Multiplier
2 Less: Vacancy & Cr. Losses			(of PRI)		
3 EFFECTIVE RENTAL INCOME				<u>114,240</u>	see rent roll & rent comps
4 Plus: Other Income (collectable)					
5 GROSS OPERATING INCOME				<u>114,240</u>	
OPERATING EXPENSES:					
7 Real Estate Taxes				<u>10,750</u>	
8 Personal Property Taxes					Estimated based on 1% of asking price
9 Property Insurance				<u>1,500</u>	result of bid
10 Off Site Management					
11 Payroll					
12 Expenses/Benefits					
13 Taxes/Worker's Compensation					
14 Repairs and Maintenance					
Utilities:					
15 water				<u>3,480</u>	owner quote of \$290 monthly
16 trash				<u>1,200</u>	\$191 every three months
17					
18					
19 Accounting and Legal					
20 Licenses/Permits					
21 Advertising					
22 Supplies					
23 Miscellaneous Contract Services:					
24					
25					
26					
27					
28					
29 TOTAL OPERATING EXPENSES				<u>16,930</u>	14.82% Of Effective Rental Income
30 NET OPERATING INCOME				<u>97,310</u>	9.05% Cap Rate
31 Less: Annual Debt Service				<u>58,596</u>	1.661 Debt Coverage Ratio
32 Less: Participation Payments (from Assumptions)				-	
33 Less: Leasing Commissions				-	
34 Less: Funded Reserves				-	
35 CASH FLOW BEFORE TAXES				<u>38,714</u>	18.01% Cash on Cash, 80% LTV, 7.20% APF

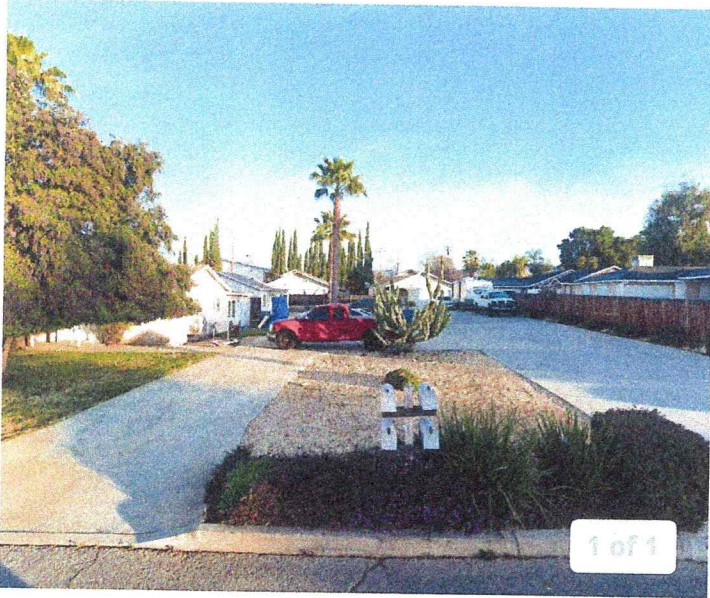
Authored by Gary G. Tharp, CCIM Copyright© 2006 by the CCIM Institute

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: **Prospects**

Prepared by: **Anthony C. Burton, CCIM**

SALE COMP



35162 Avenue E, Yucaipa, CA 92399

Sold

: \$1,150,000 Sold on 10/28/24

SALE COMP
LOCATED AT
35162 AVENUE E,
YUCAIPA

Estimated market value **\$1,150,100**

Yucaipa 4PLEX

Two - 1 + 1's

Two - 3 + 2's

SOLD ON 10-28-24

FOR \$1,150,000

\$1,150,100



Zestimate range

\$1.05M - \$1.27M