



1523 Verdi St, Alameda, CA 94501				
Rent Roll				
Unit	Unit Type	Current Rent	Market Rent	Occupancy
1523 Unit A	2x1	\$ 2,507	\$ 2,750.00	Tenant
1523 Unit B	2x2	\$ 3,292	\$ 3,350.00	Tenant
1523 Unit C	2x1	\$ 2,090	\$ 2,750.00	Tenant
1523 Unit D	1x1	\$ 1,750	\$ 2,250.00	Tenant
1525	3x2	\$ 3,200	\$ 3,750.00	Tenant
1527	2x2	\$ 3,350	\$ 3,350.00	Vacant
		\$ 16,189.00	\$ 18,200.00	
Sale Price	\$ 2,395,000.00			
Scheduled Gross Income			Current	Market
			\$ 194,268.00	\$ 218,400.00
Actual Annual Expenses				
Real Estate Taxes (new at 1.2085%)			\$ 28,943.58	\$ 28,943.58
Utilities (Garbage)			\$ 2,927.00	\$ 2,927.00
Utilities (AMP)			\$ 804.00	\$ 804.00
Utilities (EBMud)			\$ 2,459.00	\$ 2,459.00
Alameda Business Alameda & Permit			\$ 151.00	\$ 151.00
Franchise Tax			\$ 800.00	\$ 800.00
Insurance			\$ 6,307.00	\$ 6,307.00
Replacement Reserves @ \$500 per unit			\$ 3,000.00	\$ 300.00
Property Management @6%			\$ 11,656.08	\$ 13,104.00
Total Estimated Annual Expenses			\$ 45,391.58	\$ 42,691.58
Net Operating Income			\$ 148,876.43	\$ 175,708.43
Capitalization Rate			6.22%	7.34%
The information provided is only an estimate and numbers can and do change				