

# 739 CHANNING WAY

## ANNUAL INCOME AND EXPENSE DETAIL

### INCOME

Gross Income	\$736,680.00
Vancancy Factor (2%)	\$14,800.00

**EFFECTIVE GROSS RENT** **\$721,880.00**

### ANNUAL OPERATING EXPENSES

Property Taxes based on \$13,500.000.00	\$180,000.00
Property Insurance	\$14,103.00
Trash Removal	\$7,494.00
Annual Business Taxes	\$7,997.00
Rent Stabilization Ordinance	\$2,962.00
Rental Housing Safety Program - \$56. Per 14 Units	\$784.00
LLC Registration Fee per year	\$800.00
Franchise Tax Board Fee	\$2,500.00
Legal Fees	\$725.00
Window Washing	\$2,715.00
Landscaping Fees	\$4,950.00
Pest Control	\$1,400.00
Gate Control	\$648.00
EBMUD Common Area	\$2,574.00
EBMUD Fire Fee	\$2,778.00
Annual Fire Inspection	\$784.00
PG&E Common Area	\$2,101.00
Estimated Repairs	\$18,000.00

**ESTIMATED ANNUAL EXPENSES** **\$253,315.00**

**NET OPERATING INCOME** **\$468,565.00**

Above Information deemed reliable but not guaranteed!