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**INCOME PROPERTY OPERATING SUMMARY** ® | Courtesy of Sound Realty Group

Property Address: **1012 N I St, Tacoma**  
 Units: **3**  
 Year Built: **1900**  
 Building SqFt: **2,725**  
 Lot Size (SqFt.): **4,875**

Price: **\$1,100,000.00**  
 \$ Per Unit: **\$366,666.67**  
 \$ Per SqFt: **\$403.67**  
 Current CAP Rate / GRM: **4.74%**  
 Market CAP Rate / GRM: **5.32%**  
 Rent/SqFt. / Market Rent/SqFt: **\$2.08**      **\$2.33**

RENT ROLL / MONTHLY INCOME									ANNUAL EXPENSES	
Unit #	Type	Size	Move-In	Terms	Current Rent	Rent/SF	Market Rent	Rent/SF	Taxes: \$7,630.00	Insurance: \$2,120.00
1012 A	2bed 1bath	1025	5/1/2014	Month to month	<b>\$2,400.00</b>	\$2.34	<b>\$2,400.00</b>	\$2.34		
1012 B	2bed 1bath	850	12/1/2023	Lease thru 1/1/25	<b>\$1,450.00</b>	\$1.71	<b>\$1,750.00</b>	\$2.06	Owner-Paid Utilities: <b>\$3,600.00</b>	
1012 C	2bed 1bath	850	3/1/2023	Month to month	<b>\$1,679.00</b>	\$1.98	<b>\$1,750.00</b>	\$2.06	Maint/Repairs: <b>\$2,000.00</b>	
Garage D					<b>\$150.00</b>		<b>\$150.00</b>		Misc: <b>\$0.00</b>	
Garage E					<b>\$0.00</b>		<b>\$150.00</b>			
Garage F					<b>\$0.00</b>		<b>\$150.00</b>			
<b>Totals:</b>		<b>2725</b>			<b>\$5,679.00</b>		<b>\$6,350.00</b>		<b>Total Expenses: \$15,350.00</b>	

ANNUALIZED DATA @ ACTUAL				ANNUALIZED DATA @ MARKET PRO FORMA			
Gross Scheduled Rent:	<b>\$68,148.00</b>			Gross Scheduled Rent:	<b>\$76,200.00</b>		
Additional Income:	<b>\$0.00</b>			Additional Income + Utility Pass-Through:	<b>\$0.00</b>		
Less Vacancy:	<b>\$681.48</b>	1%		Less Vacancy:	<b>\$2,286.00</b>	3%	
Gross Adj. Income:	<b>\$67,466.52</b>			Gross Adj. Income:	<b>\$73,914.00</b>		
Less Expenses:	<b>\$15,350.00</b>			Less Expenses:	<b>\$15,350.00</b>		
Net Operating Income:	<b>\$52,116.52</b>			Net Operating Income:	<b>\$58,564.00</b>		

**NOTES**

Unit A rent shown is market. Long-term, month to month tenant is paying well-below. Owner is currently using two garage spaces, have previously rented for \$150/each.

**Likely Financing Scenerio**

Purchase Price:	<b>\$1,100,000.00</b>	Down Payment Amount:	<b>\$440,000.00</b>
Down Payment (%):	<b>40%</b>	Estimated Closing Costs:	<b>\$8,600.00</b>
Loan Amount:	<b>\$660,000.00</b>	Cash Investment:	<b>\$448,600.00</b>
Interest Rate:	<b>6.50%</b>	Monthly Payment (P&I):	<b>\$4,171.65</b>
Amoritzation Years:	<b>30</b>	Annual Debt Service:	<b>\$50,059.79</b>
		DSCR:	<b>1.04</b>

**CASH FLOW @ CURRENT / ACTUALS**

Monthly Cash Flow	Annual Cash Flow	Year 1 ROI:
Estimated Cash Flow Before Taxes: <b>\$171.39</b>	<b>\$2,056.73</b>	<b>2.05%</b>
Year 1 Principal Reduction: <b>\$7,159.79</b>		

**CASH FLOW @ MARKET / PRO FORMA**

Monthly Cash Flow	Annual Cash Flow	Year 1 ROI:
Estimated Cash Flow Before Taxes: <b>\$708.68</b>	<b>\$8,504.21</b>	<b>3.49%</b>
Year 1 Principal Reduction: <b>\$7,159.79</b>		

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