

# Proforma - 205 Muir Road, Martinez

	CURRENT RENTS		HUD RENTS	
	CASH Buyer	Financed	CASH Buyer	Financed
Units	4	4	4	4
Average Cost Per Unit	337,500	337,500	337,500	337,500
<b>Purchase Price</b>	<b>1,350,000</b>	<b>1,350,000</b>	<b>1,350,000</b>	<b>1,350,000</b>
Down Payment @ 30%	1,350,000	405,000	1,350,000	405,000
<b>Amount Financed</b>	<b>0</b>	<b>945,000</b>	<b>0</b>	<b>945,000</b>
<b>INCOME</b>				
Average Rent - Per Unit - Per Month	2,350	2,350	2,950	2,950
# of units	4	4	4	4
<b>Rental Income - Per Month</b>	<b>9,400</b>	<b>9,400</b>	<b>11,800</b>	<b>11,800</b>
<b>Rental Income - Per Month</b>	<b>9,400</b>	<b>9,400</b>	<b>11,800</b>	<b>11,800</b>
Months Per Year	12	12	12	12
<b>Rental Income Per Year</b>	<b>112,800</b>	<b>112,800</b>	<b>141,600</b>	<b>141,600</b>
<b>GRM - Gross Rent Multiplier</b>	<b>12.0</b>	<b>12.0</b>	<b>9.5</b>	<b>9.5</b>
<b>EXPENSES</b>				
Property Taxes @ 1.3%	17,550	17,550	17,550	17,550
Repairs	3,250	3,250	3,250	3,250
Property Insurance	3,286	3,286	3,286	3,286
Landscaping	1,635	1,635	1,635	1,635
Pest Control	300	300	300	300
Sewer and Water	2,640	2,640	2,640	2,640
Garbage	2,257	2,257	2,257	2,257
PGE	828	828	828	828
	0	0	0	0
<b>ST - Expenses</b>	<b>31,746</b>	<b>31,746</b>	<b>31,746</b>	<b>31,746</b>
<b>SUMMARY</b>				
Rental Income Per Year	112,800	112,800	141,600	141,600
Less - Expenses	31,746	31,746	31,746	31,746
<b>NOI - Net Operating Income</b>	<b>81,054</b>	<b>81,054</b>	<b>109,854</b>	<b>109,854</b>
Interest Only - Debt Service @ 8%	0	75,600	0	75,600
<b>NET CASH FLOW</b>	<b>81,054</b>	<b>5,454</b>	<b>109,854</b>	<b>34,254</b>
<i>Before Taxes and Depreciation</i>				
Down-Payment	1,350,000	405,000	1,350,000	405,000
Closing Costs - Title & Escrow Fees	10,000	12,000	10,000	12,000
<b>TOTAL Cash Out Of Pocket</b>	<b>1,360,000</b>	<b>417,000</b>	<b>1,360,000</b>	<b>417,000</b>
Net Cash Flow	81,054	5,454	109,854	34,254
<b>CASH - ON - CASH</b>	<b>6.0%</b>	<b>1.3%</b>	<b>8.1%</b>	<b>8.2%</b>
<b>CAP RATE</b>	<b>6.0%</b>		<b>8.1%</b>	
<i>NOI Divided By Purchase Price</i>				
	<b>Square Feet</b>	<b>Cost per Sq Ft</b>	<b>Square Feet</b>	<b>Cost per Sq Ft</b>
<b>Cost Per Square Foot</b>	<b>3,360</b>	<b>402</b>	<b>3,360</b>	<b>402</b>

Not accounted for : Vacancy Factor, Maintenance, Property Manager, Depreciation

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\* This Proforma is for rough budgeting only with many variables. Sellers and/or Agents do not guarantee your results. Buyers to run their own numbers and review with their CPA, or other Financial Advisors.