

## 145 W Flora St, Stockton, CA

	QUANTITY	\$/UNIT	\$/MONTH
<b>INCOME</b>			
Studio	1	\$1,000	\$1,000
1 Bedrooms	4	\$1,250	\$5,000
2 Bedroom	1	\$1,500	\$1,500
		<b>TOTAL</b>	<b>\$7,500</b>
<b>EXPENSES</b>			
Insurance			\$296
Taxes			\$540
Sewer			\$330
Water			\$150
Garbage			\$375
Maintenace			\$250
Vacancy	5%		\$58
		<b>TOTAL</b>	<b>\$1,999</b>
		<b>NOI</b>	<b>\$5,501</b>

**CAP RATE 9%**

**\*\*\* Numbers provided by owner**

**\$/YEAR**

\$12,000

\$60,000

\$18,000

**\$90,000**

\$3,556

\$6,481

\$3,960

\$1,800

\$4,500

\$3,000

\$691

**\$23,988**

**\$66,012**