

363 Short Street, Bishop, CA 93514

Listing price: \$1,995,000

All information shown below has been supplied by the Owner

ADDRESS	RENT	ANNUAL RENT	Pot Rent 1	Pot Annual Rent 1	Pot Rent 2	Pot Annual Rent 2	Rent incl:	Tenant Paid:	Owner Paid:
363 - 3/1 (carport)	2200	\$26,400.00	2200	26400	2200	26400	Water & Sewer	Propane - indiv units metered	Laundry room elec & propane use
363 A - 2/1	1110	\$13,320.00	1500	18000	1800	21600	Trash - bins at each addr	Electricity - indiv units metered	City water/sewer
363 B 2/1	1723	\$20,676.00	1723	20676	1800	21600			Trash - bins at each address
363 C - 3/1	1110	\$13,320.00	2000	24000	2200	26400			
369 - 2/1	1500	\$18,000.00	1500	18000	1800	21600			
369 A - 2/1	1400	\$16,800.00	1500	18000	1800	21600			
369 B - 3/1.5 house (carport)	1500	\$18,000.00	2200	26400	2200	26400			
Total Gross income:	10543	\$126,516.00	12,623	\$151,476.00	13,800	\$165,600.00			

Income Adjustments:

Vacancy (3%)		\$3,795.48		\$4,544.28		\$4,968.00
Other inc (laundry, misc)		\$3,000.00	\$250/mo per owner	\$3,000.00		\$3,000.00
Effective Gross Income:		\$125,720.52		\$149,931.72		\$163,632.00

Operating Expenses:

Insurance \$10,838.00 *pays ea bldg separately, 363= \$548.88/mo, 369 = \$178.62/mo, \$175.63 = 369B/mo*

Utilities: (owner paid)

Propane	\$150.00
Electricity	\$400.00
Water/sewer	\$4,043.00
Trash	\$2,357.08
Maintenance	\$2,000.00
Total Operating expenses:	\$19,788.08

NOTES:

Eastern Sierra Propane monitors tank & fills as needed. Indiv units metered & tenants pay Eastern Sierra directly.

Laundry room uses gas, on own meter & owner pays that bill

Edison Electric - Owner's annual bill for laundry, tenants are metered and pay their own bills

2025 cost, owner pays once per year, equals \$48/mo per unit

2025 annual cost, owner pays for all, Preferred Disposal & Septic

Maintenance man trims bushes, blows landscaping, evap cooler maintenance

Net Operating Income:	\$105,932.44
Cap Rate:	5.31%

Prop Taxes \$11,564.12

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NV RED 5.187377