

Proforma - 1720 Hearst Ave, Berkeley

	CURRENT RENTS		MARKET RENTS	
	CASH Buyer	Financed	CASH Buyer	Financed
Units	6	6	6	6
Average Cost Per Unit	366,667	366,667	366,667	366,667
Purchase Price	2,200,000	2,200,000	2,200,000	2,200,000
Down Payment @ 30%	2,200,000	660,000	2,200,000	660,000
Amount Financed	0	1,540,000	0	1,540,000
INCOME				
Average Rent - Per Unit - Per Month	2,289	2,289	2,600	2,600
# of units	6	6	6	6
Rental Income - Per Month	13,732	13,732	15,600	15,600
Rental Income - Per Month	13,732	13,732	15,600	15,600
Months Per Year	12	12	12	12
Rental Income Per Year	164,784	164,784	187,200	187,200
GRM - Gross Rent Multiplier	13.4	13.4	11.8	11.8
EXPENSES				
Property Taxes @ 1.3%	28,600	28,600	28,600	28,600
Property Taxes - Special Assessments	9,478	9,478	9,478	9,478
City License	6,651	6,651	6,651	6,651
Insurance	5,756	5,756	5,756	5,756
Water + PGE	8,379	8,379	8,379	8,379
Garbage	2,620	2,620	2,620	2,620
	0	0	0	0
ST - Expenses	61,484	61,484	61,484	61,484
SUMMARY				
Rental Income Per Year	164,784	164,784	187,200	187,200
Less - Expenses	61,484	61,484	61,484	61,484
NOI - Net Operating Income	103,300	103,300	125,716	125,716
Interest Only - Debt Service @ 8%	0	123,200	0	123,200
NET CASH FLOW	103,300	-19,900	125,716	2,516
<i>Before Taxes and Depreciation</i>				
Down-Payment	2,200,000	660,000	2,200,000	660,000
Closing Costs - Title & Escrow Fees	10,000	12,000	10,000	12,000
TOTAL Cash Out Of Pocket	2,210,000	672,000	2,210,000	672,000
Net Cash Flow	103,300	-19,900	125,716	2,516
CASH - ON - CASH	4.7%	-3.0%	5.7%	0.4%
CAP RATE	4.7%		5.7%	
<i>NOI Divided By Purchase Price</i>				
	Square Feet	Cost per Sq Ft	Square Feet	Cost per Sq Ft
Cost Per Square Foot	4,154	530	4,154	530

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.