

1091 Del Sol Place Redding CA					Income & Expenses Analysis				
Unit #	Beds+Baths	SqFt.	Move-in Date	Last Rent Incrs	Current Rents	Market Rents	Annual Owner Expenses		
1	2+1.5	950	06/15/2012	08/01/2025	\$ 755	\$ 1,300	H2O, Trash, Power	\$	3,840
2	2+1.5	950	08/22/2025		\$ 1,250	\$ 1,300	Misc. Maintenance	\$	2,400
3	2+1.5	950	04/01/2019	08/01/2025	\$ 985	\$ 1,300	Prop Insurance	\$	2,900
4	2+1.5	950	11/16/2012	08/01/2025	\$ 755	\$ 1,300	Prop Taxes 1.10%	\$	6,600
Laundry Income					\$ 50	\$ 50			
Monthly Gross					\$ 3,795	\$ 5,250	Total Expenses	\$	15,740
							Annual Income	\$	45,540
							Expenses	\$	15,740
							NOI	\$	29,800
							Proforma NOI	\$	47,260
							List Price	\$	600,000
							Price Per Unit	\$	150,000
							Cap Rate		4.97%
							Proforma Cap		7.88%
NICK KERLEY - REAL ESTATE BROKER									
*All Information deemed reliable but not guaranteed. Buyer to verify. Information provided without warranty from agent or broker.									