

2230 El Reno		Income & Expenses Analysis					
Redding CA							
Unit #	Beds+Baths	SqFt.	Current Rents	Market Rents	Annual Owner Expenses		
2210	3+1		\$ 1,250	\$ 1,375	H2O, Trash, Power	\$ 903	
2212	2+1		\$ 1,045	\$ 1,150	Misc. Maintenance	\$ 1,200	
2220	3+1		\$ 1,250	\$ 1,375	Prop Insurance	\$ 4,500	
2226	1+1		\$ 975	\$ 1,073	Prop Taxes 1.10%	\$ 11,550	
2230	1+1		\$ 950	\$ 1,045	Management 7%	\$ 6,947	
2236	Studio		\$ 950	\$ 1,045			
2240	1+1		\$ 950	\$ 1,045			
2246	Studio		\$ 900	\$ 990			
<b>Monthly Gross</b>			<b>\$ 8,270</b>	<b>\$ 9,097</b>	<b>Total Expenses</b>	<b>\$ 25,100</b>	
Loan Amount	Rate	L. Years	Monthly Payment				
<b>\$ 735,000</b>	<b>6.0%</b>	<b>27</b>	<b>\$ 4,586</b>		<b>Annual Income</b>	<b>\$ 99,240</b>	
					<b>Expenses</b>	<b>\$ 25,100</b>	
Annual Dept Service	1st Yr. Cash Flow				<b>NOI</b>	<b>\$ 74,140</b>	
<b>\$ 55,036</b>	<b>\$ 19,105</b>				<b>Proforma NOI</b>	<b>\$ 84,064</b>	
Downpayment	Return on Cash Down						
<b>\$ 315,000</b>	<b>6.06%</b>				<b>List Price</b>	<b>\$ 1,050,000</b>	
					<b>Price Per Unit</b>	<b>\$ 131,250</b>	
					<b>Cap Rate</b>	<b>7.06%</b>	
					<b>Proforma Cap</b>	<b>8.01%</b>	
<b>NICK KERLEY - REAL ESTATE BROKER</b>							

\*All Information deemed reliable but not guaranteed. Buyer to verify. Information provided without warranty from agent or broker.