

2523 5th Street Ceres, CA

8-PLEX Unit 2520 4th ST	Bedroom/Bath	Occupied	Actual Rent \$	MTM/LEASE	Market Rent
Unit Number 1	1 Bed 1 Bath	Occupied	\$ 1,200.00	Month to Month	\$ 1,500.00
Unit Number 2	1 Bed 1 Bath	Occupied	\$ 1,300.00	Month to Month	\$ 1,500.00
Unit Number 3	1 Bed 1 Bath	Occupied	\$ 740.00	Month to Month	\$ 1,500.00
Unit Number 4	1 Bed 1 Bath	Occupied	\$ 695.00	Month to Month	\$ 1,500.00
Unit Number 5	1 Bed 1 Bath	Occupied	\$ 820.00	Month to Month	\$ 1,500.00
Unit Number 6	1 Bed 1 Bath	Occupied	\$ 820.00	Month to Month	\$ 1,500.00
Unit Number 7	Studio	Vacant	\$ 1,000.00	Month to Month	\$ 1,200.00
Unit Number 8	1 Bed 1 Bath	Occupied	\$ 1,000.00	Month to Month	\$ 1,500.00
Single Family 2536 4th St					
SFR	2 bed/2bath	Occupied	\$ 1,250.00	Month to Month	\$ 2,200.00
DUPLEX Unit					
2523 5th Street	1 bed/1bath	Occupied	\$ 770.00	Month to Month	\$ 1,500.00
2525 5th Street	1 bed/1bath	Occupied	\$ 1,300.00	Month to Month	\$ 1,500.00
Monthly Gross Rent			\$ 10,895.00		\$ 16,900.00
Annual Gross rent			\$ 130,740.00		\$ 202,800.00

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Expenses

Performa

Insurance	\$ 7,008.00	\$ 7,008.00
City of Ceres water/garbage	\$ 6,720.00	\$ 6,720.00
TID Electric yard lights	\$ 480.00	\$ 480.00
Prop tax	\$ 11,352.00	\$ 11,352.00
Total expenses	\$ 25,560.00	\$ 25,560.00
Net Opertaing Income	\$ 105,180.00	\$ 177,240.00
CAP RATE	5.7	
Current value	\$1,878,214	