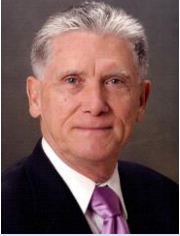


<u>2024: 1626 & 1654 Dwight Way. Berkeley CA</u>		v04	Realtor	Marc Guay
<u>Pro Forma Tab</u>				510-206-3434
Rental Units	21		Broker >>	David Fast
Building Square Feet				650-814-0140
Revenue	Factor	Current	Description	
Gross Unit Rents	12	\$469,644	Factor = Number of Months of Rent in Current	
Parking / Garage		\$0		
Laundry		\$0		
Storage / Pet Fees		\$0		
RUBS Utility Expenses		\$0	Ratio Utility Billing System - Tenant Utility Allocation	
Vacancy	5.00%	-\$23,482	Minimum Allowance of 5%	
Total Rental Income		\$446,162		
Operating Expenses	Factor	Current	Description	
Property Taxes	0.0%	\$77,988	Purchase Price Range * Tax Rate (1.25%)	
Property Insurance	\$0.00	\$7,799	Building SqFt * Insurance Rate per Feet	
Water	0.0%	\$0	Water Service per year	
Sewer	0.0%	\$0	Sewer Service per year	
Garbage	0.0%	\$0	Trash & Utilities Combined	
Gas & Electricity	0.0%	\$0	Electricity per year	
Combined Utilities	\$0	\$15,000	Electricity, water, sewer per year	
Janitorial / Cleaning	0.0%	\$0	Janitorial Services per year	
Pest Control	0.0%	\$0	Pest Control per month per year	
Marketing	\$0	\$0	Marketing per year	
Landscaping	\$0	\$0	Landscaping per year	
Management Fee	5.0%	\$22,308	% of Rental Income per year - Minimum 5%	
Repairs & Maintenance	\$750	\$15,750	Repair & Maintenance per unit per year	
Replacement Reserves	\$250	\$5,250	Replacement Reserves per unit per year	
Business License	0%	\$5,000	Business License	
Special Assessment	0.0%	\$0	Construction, Plumbing	
Contract Services	\$0	\$0	Contract Services	

Private Lending Services, Inc. ~ Project Financials ~ Pro Forma Tab

City Taxes	0.0%	\$0	City Taxes
Total Operating Expenses		\$149,095	
Financing	Factor		Description
Purchase Price / Value	\$6,499,000		
LTV	53.0%		Est LTV
Down Payment Amount		\$3,054,530	
Initial Loan Amount		\$3,444,470	
Interest Rate - Estimate	5.855%		Est Interest Rate
Lender Points	0.0%	\$0	Est Lender Points
Lender Fees		\$5,000	Est Lender Fees - Appraisal, Environ, etc
Broker Points	1.0%	\$34,445	
Title & Escrow Costs	0.4%	\$13,778	Est Closing Costs
Misc Closing Costs		\$0	
Actual Loan Amount		\$3,497,693	
Gross Operating Income		\$469,644	
Gross Income Multiplier		13.8%	
Net Operating Income		\$297,067	
Monthly Debt Service		\$20,645	
DSCR		1.20	
CAP RATE		4.57%	
Notice: The number and values above may not have been confirmed by an appraisal or lenders und			
Private Lending Services, Inc. ~ Multi-Family Property Financing Specialists			
David Fast ~ 650-814-0140 ~ david@privatelendingservices.com			
Discovery Bay CA 94505 ~ CABRE #01375185 ~ www.privatelendingservices.com			



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