

Investment Property Financial Summary

144 - 150 Florida Street, Vallejo, CA

Purchase Price	Annual GSI	Annual NOI	Cap Rate
\$899,900	\$133,200	\$92,217	10.25%

Income Breakdown

Income Source	Monthly	Annual
Units (4 @ \$2,350)	\$9,400	\$112,800
Garages (4 @ \$250)	\$1,000	\$12,000
Coin-Operated Laundry	\$700	\$8,400
Annual Gross Scheduled Income (GSI)	\$11,100	\$133,200

Vacancy and Effective Gross Income

Item	Monthly	Annual
Vacancy (5%)	\$555	\$6,660
Effective Gross Income (EGI)	\$10,545	\$126,540

Operating Expenses

Expense	Monthly	Annual
Property Taxes	\$1,250	\$15,000
Insurance	\$167	\$2,000
Landscaping	\$100	\$1,200
Maintenance	\$500	\$6,000
Property Management (8% of EGI)	\$844	\$10,123
Total Operating Expenses	\$2,860	\$34,323

Net Operating Income (NOI)

Net Operating Income (NOI)	\$7,685 per month	\$92,217 per year
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Notes: Tenants pay utilities. Cap rate is calculated as NOI ÷ Purchase Price using the figures above. This summary is for marketing purposes only and should be verified by buyer.