



\$875,000
4 UNITS

1000 THOMPSON ROAD
LAFAYETTE, CA 94549

2 — 2BR/1BA (850 S.F.)
2 — 1BR/1BA (650 S.F.)



SHAWN WILLIS
925.988.0502

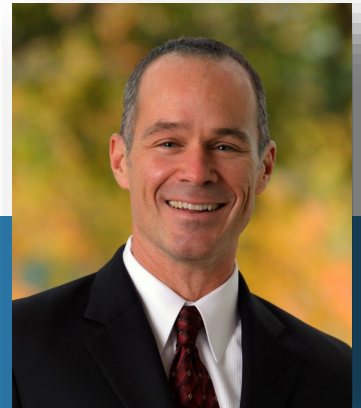
Shawn@IPSrealestate.com



INCOME PROPERTY SERVICES

1343 LOCUST STREET, SUITE 205
WALNUT CREEK, CA 94596

WWW.IPSREALESTATE.COM / DRE # 01095619

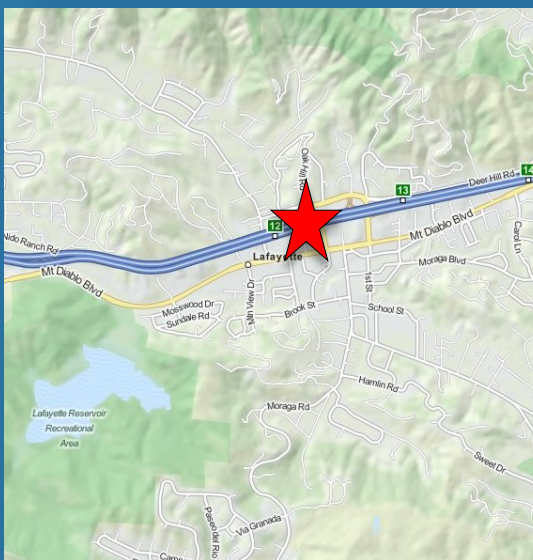




SHAWN WILLIS

925.988.0502

Shawn@IPSrealestate.com



INCOME PROPERTY SERVICES
1343 LOCUST STREET, SUITE 205
WALNUT CREEK, CA 94596

WWW.IPSREALESTATE.COM
DRE # 01095619

COPYRIGHT © 2014 INCOME PROPERTY SERVICES. ALL RIGHTS RESERVED. THE INFORMATION PROVIDED HEREIN IS FOR GENERAL PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. NOTHING CONTAINED HEREIN IS INTENDED TO A BINDING REPRESENTATION. THE OWNER AND BROKER MAKE NO REPRESENTATION AS TO THE INFORMATION CONTAINED HEREIN, OR AS TO THE CHARACTER, OCCUPANCY, OR CONFIGURATION OF THE PROPERTY DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE PROSPECTIVE BUYER TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION.

INCOME & EXPENSES

UNITS	TYPE	ESTIMATED SQ. FEET	CURRENT RENTS	EST. MARKET RENTS
2	2 BR x 1 BA	850	\$1,100-\$1,250	\$1,495
2	1 BR x 1 BA	650	\$975-\$1,100	\$1,295
4	Total rentable square feet	3,014		
INCOME				
	Monthly Rent		\$4,425	\$5,580
	Other Income		\$80	\$80
	Total Monthly Income		\$4,505	\$5,660
	ANNUALIZED TOTAL INCOME		\$54,060	\$67,920
	Scheduled Gross Income		\$54,060	\$67,920
	Less Vacancy Reserve (5.00%)		(\$2,703)	(\$3,396)
	GROSS OPERATING INCOME		\$51,357	\$64,524
EXPENSES				
	Taxes (New @ 1.0998%)		(\$9,623)	(\$9,623)
	Levies & Assessments		(\$2,458)	(\$2,458)
	Insurance (Estimated @ \$.40/s.f.)		(\$1,205)	(\$1,205)
	Water		(\$2,400)	(\$2,400)
	PG&E		\$0	\$0
	Garbage		\$0	\$0
	Repairs/Maintenance/Cleaning (Projected)		(\$3,000)	(\$3,000)
	Replacements		(\$1,000)	(\$1,000)
	Landscaping & Grounds		(\$600)	(\$600)
	Business License (Estimated)		(\$500)	(\$500)
	Miscellaneous		(\$500)	(\$500)
	TOTAL EXPENSES		(\$21,286)	(\$21,286)
	NET OPERATING INCOME		\$30,071	\$43,238
	Expenses as % of Gross Income		39.37%	31.34%
	Expenses per Unit		\$5,322	\$5,322
	Expenses per Square Foot		\$7.06	\$7.06

MARKET ANALYSIS

	CURRENT RENTS		MARKET RENTS	
SALE PRICE	\$875,000		\$875,000	
Down Payment	\$262,500	30%	\$262,500	30%
* First Loan	\$612,500	70%	\$612,500	70%
NET OPERATING INCOME	\$30,071		\$43,238	
Estimated Debt Service (first loan)	(\$37,241)		(\$37,241)	
Cash Flow	(\$7,170)		\$5,997	
Plus: Principal Paydown	\$9,881		\$9,881	
Total Pre-Tax Return	\$2,711		\$15,878	
Pre-Tax Return on Investment	1.0%		6.0%	
Gross Rent Multiplier	16.19		12.88	
Capitalization Rate	3.44%		4.94%	
Price per square foot	\$290.31		\$290.31	
Price per unit	\$218,750		\$218,750	

Financing: 1.1 DCR, 4.5% interest rate, 30 year Amortization.