



\$695,000

6 UNITS

111 C STREET, MARTINEZ, CA 94553



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925.988.0502

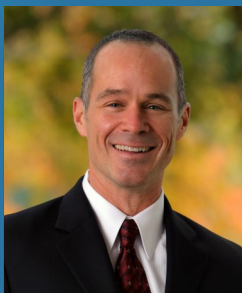
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INCOME PROPERTY SERVICES

1343 LOCUST STREET, SUITE 205
WALNUT CREEK, CA 94596
WWW.IPSREALESTATE.COM / DRE # 01095619





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INCOME & EXPENSES

UNITS	TYPE	ESTIMATED SQ. FEET	CURRENT RENTS	ESTIMATED MARKET
4	1BR / 1BA	600	\$850	\$1,050
2	2BR / 1BA	700	\$950	\$1,200
6	Total rentable square feet	6,390		

INCOME

Monthly Rent	\$5,300	\$6,600
Estimated Laundry Income	\$120	\$120
Total Monthly Income	\$5,420	\$6,720
ANNUALIZED TOTAL INCOME	\$65,040	\$80,640

Scheduled Gross Income	\$65,040	\$80,640
Less Vacancy Reserve (5.00%)	(\$3,252)	(\$4,032)
GROSS OPERATING INCOME	\$61,788	\$76,608

EXPENSES

Taxes	(\$7,409)	(\$7,409)
Levies & Assessments	(\$1,873)	(\$1,873)
Insurance	(\$2,556)	(\$2,556)
Common Area Maintenance	(\$2,400)	(\$2,400)
Water	(\$2,112)	(\$2,112)
Garbage	(\$1,987)	(\$1,987)
PG&E	(\$657)	(\$657)
Repairs/Maintenance	(\$4,500)	(\$4,500)
Capital Improvements	(\$2,100)	(\$2,100)
Permits/Miscellaneous	(\$2,000)	(\$2,000)
TOTAL EXPENSES	(\$27,594)	(\$27,594)

NET OPERATING INCOME

Expenses as % of Gross Income	42.43%	34.22%
Expenses per Unit	\$4,599	\$4,599
Expenses per Square Foot	\$4.32	\$4.32

MARKET ANALYSIS

SALE PRICE	\$695,000	\$695,000
Down Payment	\$208,500 30%	\$208,500 30%
* First Loan	\$486,500 70%	\$486,500 70%
NET OPERATING INCOME	\$34,194	\$49,014
Estimated Debt Service (first loan)	(\$27,872)	(\$27,872)
Cash Flow	\$6,322	\$21,142
Principal Paydown	\$8,567	\$8,567
Total Pre-Tax Return	\$14,889	\$29,709
Pre-Tax Return on Investment	7.14%	14.25%
Gross Rent Multiplier	10.69	8.62
Capitalization Rate	4.92%	7.05%
Price per square foot	\$108.76	\$108.76
Price per unit	\$115,833	\$115,833

Financing:

First loan based on 1.2 DCR, 4% interest rate, 30 year Amortization.