



\$1,725,000

7 UNITS

125 ASCOT COURT, MORAGA, CA 94556



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INCOME PROPERTY SERVICES

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INCOME & EXPENSES

UNITS	TYPE	ESTIMATED SQ. FEET	CURRENT RENTS	ESTIMATED MARKET
6	2BR / 2BA	1,000	\$1,175-\$1,300	\$1,750
1	3BR / 2BA	1,200	\$1,300	\$1,850
7	Total rentable square feet	6,390		
INCOME				
Monthly Rent			\$8,295	\$10,600
Estimated Laundry Income			\$90	\$90
Total Monthly Income			\$8,385	\$10,690
ANNUALIZED TOTAL INCOME			\$100,620	\$128,280
Scheduled Gross Income			\$100,620	\$128,280
Less Vacancy Reserve (5.00%)			(\$5,031)	(\$6,414)
GROSS OPERATING INCOME			\$95,589	\$121,866
EXPENSES				
Taxes			(\$18,618)	(\$18,618)
Levies & Assessments			(\$3,302)	(\$3,302)
Insurance			(\$3,500)	(\$3,500)
Common Area Maintenance			(\$1,200)	(\$1,200)
Water			(\$2,500)	(\$2,500)
Garbage			\$0	\$0
PG&E			(\$1,772)	(\$1,772)
Repairs/Maintenance			(\$5,100)	(\$5,100)
Capital Improvements			(\$1,500)	(\$1,500)
Permits/Miscellaneous			(\$2,000)	(\$2,000)
TOTAL EXPENSES			(\$39,492)	(\$39,492)
NET OPERATING INCOME			\$56,097	\$82,374
Expenses as % of Gross Income			39.25%	30.79%
Expenses per Unit			\$5,642	\$5,642
Expenses per Square Foot			\$6.18	\$6.18

MARKET ANALYSIS

SALE PRICE	\$1,725,000		\$1,725,000	
Down Payment	\$450,000	26%	\$450,000	26%
* First Loan	\$1,275,000	74%	\$1,275,000	74%
NET OPERATING INCOME				
Estimated Debt Service (first loan)	(\$60,057)		(\$60,057)	
Cash Flow	(\$3,960)		\$22,317	
Principal Paydown	\$29,145		\$29,145	
Total Pre-Tax Return	\$25,185		\$51,462	
Pre-Tax Return on Investment	5.60%		11.44%	
Gross Rent Multiplier	17.14		13.45	
Capitalization Rate	3.25%		4.78%	
Price per square foot	\$269.95		\$269.95	
Price per unit	\$246,429		\$246,429	
Financing:				

First loan based on 1.3 DCR, 2.45% interest rate, 30 year Amortization.