

CAMELBACK APARTMENTS 5 UNITS

146 MARICOPA COURT, PLEASANT HILL, CA 94523



\$2,095,000

SHAWN WILLIS 925.988.0502 Shawn@IPSrealestate.com



INCOME PROPERTY SERVICES A.G.

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





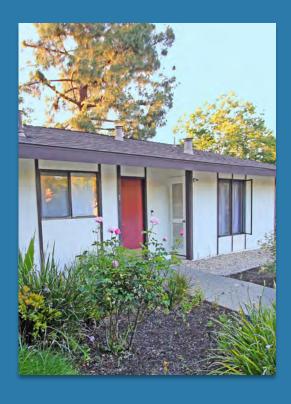


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INCOME & EXPENSES

UNITS	TYPE	ESTIMATED SQ. FEET	CURRENT	ESTIMATED MARKET [1]		
Unit 1	2BR/1BA	720	\$2,150	\$2,285		
Unit 2	2BR/1BA	720	\$2,175	\$2,312		
Unit 3	2BR/2BA + Den	1,168	\$2,600	\$2,764		
Unit 4	2BR/1BA	720	\$2,075	\$2,206		
Unit 5	2BR/1BA	720	\$2,050	\$2,179		
5		4,048	\$11,050	\$11,746		
INCOM	1E					
Mor	nthly Rent		\$11,050	\$11,746		
Oth	Other Income		\$0	\$0		
Utili	ty Reimbursement		\$356	\$356 \$356		
Tota	al Monthly Income		\$11,406	11,406 \$12,102		
ANN	NUALIZED TOTAL INCO	DME	\$136,872	\$145,224		
Scheduled Gross Income			\$136,872	\$145,224		
Less	Less Vacancy Reserve (3.00%)			(\$4,357)		
GRO	OSS OPERATING INCO	\$132,766	\$140,867			
EXPEN	ISES					
Taxes (New @ 1.1131%)			(\$23,319)	(\$23,319)		
Levies and Assessments			(\$3,625)	(\$3,625)		
Insu	Insurance (estimated @ \$1.00/s.f.) (\$4,048)		(\$4,048)			
PG8	PG&E (2024 + 8%) (\$155)		(\$155)			
Gar	bage (2023 + 4%)		(\$2,304)	(\$2,304)		
Wat	er (2023 + 3%)		(\$3,303)	(\$3,303)		
	Repairs/Maintenance (Projected @ \$1,000/ unit/year) (\$5,000)		(\$5,000)			
Сар	ital Improvements (E	st. @ \$500/unit)	(\$2,500)	(\$2,500)		
Asso	ssociation Dues (2024 actual) (\$3,600) (\$3,600)		(\$3,600)			
Adv	Advertising (2024 actual)			(\$300)		
Lice	nse Fee (2024 actua	I)	(\$570)	0) (\$570)		
		TOTAL EXPENSES	(\$48,724)	(\$48,724)		
NET O	PERATING INCOME		\$84,041	\$92,143		
Exp	Expenses as % of Gross Income			33.55%		
Exp	enses per Unit	\$9,745 \$9,745				
Exp	enses per Square Foo	ot	\$12.04	\$12.04		

^[1] Assumes 6.3% increase to confirm with state rent control

MARKET ANALYSIS

\$2,095,000		\$2,095,000	
\$1,320,000	63%	\$1,320,000	63%
\$775,000	37%	\$775,000	37%
\$84,041		\$92,143	
(\$58,782)		(\$58,782)	
\$25,259		\$33,361	
1.91%		2.53%	
15.31		14.43	
4.01%		4.40%	
\$517.54		\$517.54	
\$419,000		\$419,000	
	\$1,320,000 \$775,000 \$84,041 (\$58,782) \$25,259 1.91% 15.31 4.01% \$517.54	\$1,320,000 63% \$775,000 37% \$84,041 (\$58,782) \$25,259 1.91% 15.31 4.01% \$517.54	\$1,320,000 63% \$1,320,000 \$775,000 37% \$775,000 \$84,041 \$92,143 (\$58,782) (\$58,782) \$25,259 \$33,361 1.91% 2.53% 15.31 14.43 4.01% 4.40% \$517.54

First loan based on 1.2 DCR, 6.5% interest rate, 30 year Amortization.