

2425-2429 Humboldt Avenue Oakland, Ca
Income and Expense Summary
APN: 027-0896-037-02

Pricing Information		Proposed Financing		Rent Schedule				
\$1,475,000								
Down payment:	\$443,000	New First Loan:	\$1,032,000	APT #	Unit Type	Unit Sq.Ft.	Current Rent	Mkt. Rent
Total Units:	13			2425 A	2/1	970	833	1300
Price/Unit:	\$113,462	Fixed Interest		2425 B	2/1	970	1100	1300
Cost/Sq. Ft.:	\$127.64	Rate:	5.67%	2425 C	2/1	970	1095	1300
Current GRM:	9.33	Term:	30 Years	2425 D	2/1	970	1095	1300
Market GRM:	7.12	Monthly Debt		2425 E	2/1	970	689	1300
Current Cap:	6.25%	Service:	\$5,970	2425 F	2/1	970	1095	1300
Market Cap:	9.4%	Annual Debt		2427	3/2.5	2076	1650	1650
Bldg. Sq. Ft.:	+/- 11,556	Service:	\$71,642	2429 1	2/1	970	490	1300
Lot Size:	+/- 22,500			2429 2	2/1	970	1163	1300
Approx. Age:	45 years			2429 3	2/1	970	731	1300
				2429 4	2/1	970	1100	1300
				2429 5	2/1	970	925	1300
				2429 6	2/1	970	1200	1300
Total Scheduled Monthly Rental							\$13,166	\$17,250
							\$157,992	\$207,000

Operating Expense Detail	Notes	Financial Summary	Property Description
New Tax (basis)	1.3274%	\$19,579	Scheduled Gross Income -- \$157,992
Special Assessments		3,515	Less: vacancy allowance .05 7,899
Insurance	Estimate	4,500	Gross Operating Income -- 150,093
PG&E	Sell Actual	5,454	Less: Operating Expenses .36 57,944
Water/Sewer	--	5,095	Net Operating Income -- 92,149
Garbage	--	4,539	Debt Service -- 71,642
Legal & Accounting	--	2,348	Cash Flow -- 20,507
Maintenance	Estimate	4,000	Principal Reduction -- 13,474
Rent Board Fees	Sell Actual	312	Cash Flow / Principal .077 33,981
City Business Tax	Estimate	2,224	Reduction
Management	4%	6,378	
Total Operating Expenses \$57,944			

Unit Mix: 12-2 br/1ba units, 1- (remodeled) 3b/2.5ba TH unit. Spacious units with rear decks and entrances. Some units have recent improvements: hardwood floors, new kitchen appliances, cabinets, tile floors, bathroom. Most units have separate tub & shower, some with skylights.
 Parking: Garages for 13 spaces and overflow offstreet parking.
 Construction: Stucco & Wood Frame
 Roof: Tar & gravel
 Heating: Individual wall mounted gas & forced air furnace in the Townhouse unit.

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