

**3151 Eton Avenue Berkeley, Ca**  
**Income and Expense Summary**  
**APN: 052-1563-166**

<b>Pricing Information</b>		<b>Proposed Financing</b>		<b>Rent Schedule</b>				
<b>\$1,395,000</b>								
Down payment:	\$445,000	<b>New First Loan:</b>	<b>\$950,000</b>	<b>APT #</b>	<b>Unit Type</b>	<b>Unit Sq.Ft.</b>	<b>Current Rent</b>	<b>Mkt. Rent</b>
Total Units:	5			A	3/1	1565	vacant	3200
Price/Unit:	\$279,000	Fixed Interest		1	2/1	864	1300	1600
Cost/Sq. Ft.:	\$268.32	Rate: (3 years)	6.80%	2	1/1	639	803	1300
Current GRM:	14.17	Term:	30 Years	3	2/1	864	vacant	1600
Market GRM:	12.92	Monthly Debt		4	1/1	639	*800	1300
Current Cap:	4.6%	Service:	\$6,193					
Market Cap:	5.3%	Annual Debt						
Bldg. Sq. Ft.:	+/- 5,199	Service:	\$74,319					
Lot Size:	+/- 4,800							
Approx. Age:	86 years							
<b>Total Scheduled Monthly Rental</b>							<b>\$8,203</b>	<b>\$9,000</b>
<b>Total Scheduled Monthly Gross</b>							<b>\$8,203</b>	<b>\$9,000</b>
<b>Total Scheduled Annual Income</b>							<b>\$98,436</b>	<b>\$108,000</b>

<b>Operating Expense Detail</b>	<b>Notes</b>	<b>Financial Summary</b>		<b>Property Description</b>		
New Tax (basis)	1.2731%	\$18,702	Scheduled Gross Income	--	\$98,436	Unit Mix: Owner unit three bedroom vacant, 2-2 bedroom units (one vacant) , 2-1 bedroom units. Parking: Security Garage Construction: Stucco Over Wood Frame Roof: Composition shingle Heating: Gas wall heaters *currently petitioning for Costa- Hawkins rent increase, illegal sublet.
Special Assessments		3,762	Less: vacancy allowance	.02	1,969	
Insurance	Sellers Actual	2,757	Gross Operating Income	--	96,467	
PG&E	--	163	Less: Operating Expenses	.32	31,750	
Water/Sewer	--	1,770	Net Operating Income	--	64,717	
Garbage	--	478	Debt Service	--	74,319	
Landscaping	--	1,200	Cash Flow	--	- 9,602	
Maintenance	Estimate	1,000	Principal Reduction	--	10,028	
RSB Fees	\$171./unit	855	Cash Flow / Principal	--	426	
Bus License	Est. 1.08%	1,063	Reduction			
<b>Total Operating Expenses</b>		<b>\$31,750</b>				

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