1619 Fairview St, Berkeley CA 94703

Investment Analysis

Price	**$1,294,000**
Downpayment (35%)	$ 452,900
Loan Amount	$ 841,100
Term	30 year Fixed
Rate	4.75% (with zero points, as of 7/23/15)
Monthly Payment	$ 4,387

Current GRM	**13.5**
Current Cap Rate	**5.13%**

Gross Rental Income	$95,280
Other Income (Laundry)	$ 860
Total Income	**$96,140**

Annualized Operating Expenses	
Equipment Rental	$ 628
Gardening	$ 1,300
Insurance	$ 1,973 (current policy)
City Business License	$ 1,030
Rent Board Registration	$ 852
RHSP	$ 104
Property Taxes	$21,480 (1.66% combined base rate plus special assessments)
Gas and Electric	$ 452
Trash	$ 1,776
Fire Inspection	$ 85
Total Operating Expenses:	**$29,680**

Net Operating Income:		**$66,460**
Annual Debt Service	**-**	**$52,645**
PreTax Cash Flow		**$12,072**
1st Year Principal Paydown	**+**	**$12,979**
Total 1st Year Return Before Taxes		**$25,051**
PreTax Return On Downpament Investment (ROI)		**5.53%**

Income and expense data provided by, reviewed and approved by Sellers.

_____	_____	_____	_____
Catherine Alden	Date	Kevin Ford	Date

Loan info and other data and calculations provided by listing broker and are not verified or guaranteed by Sellers.

Receipt Acknowledged:

_____	_____	_____	_____
Buyer	Date	Buyer	Date