





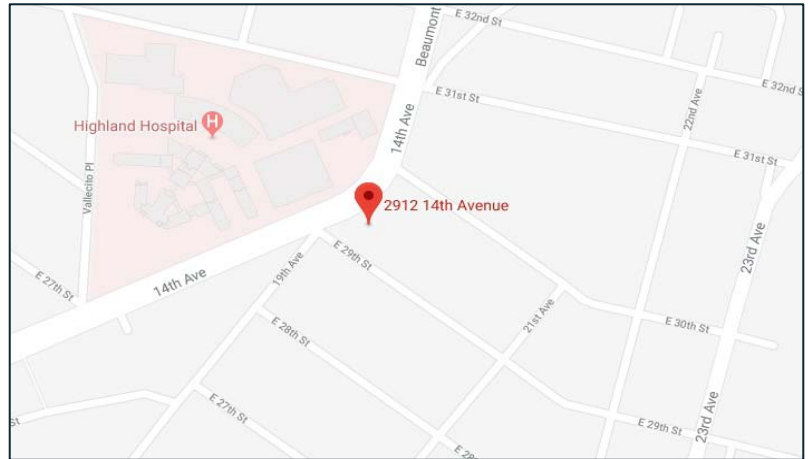






# Financial Analysis

Property Address:	<b>2912 14th Ave</b>	
<b>Price:</b>		\$4,875,000
Down Payment:	32%	\$1,575,000
<b>Number of Units:</b>		18
Price/Unit:		\$270,833
<b>Building Sq. Ft.*</b>		12,079
Price/Sq. Foot:		\$403.59
<b>Scheduled CAP:</b>		5.42%
Scheduled GRM:		12.52
<b>Number of Rooms:</b>		40
Price/Room		\$121,875
<b>Year Built</b>		1949



## Annualized Expenses



New Taxes (1.3486%)	\$65,744
Insurance	\$3,909
PG&E	\$3,425
EBMUD	\$2,804
Garbage	\$8,658
Business Tax	\$5,124
RAP Tax	\$1,224
Special Assessments	\$5,595
Property Mgmt.(est. @ 4% of gr	\$17,377
Janitorial (est.)	\$2,400
Repairs and Maintenance (est @	\$4,500
Reserves (est @ \$250/unit)	\$4,500
<b>Total Expenses:</b>	<b>\$125,260</b>
<b>Net Operating Income:</b>	<b>\$264,164</b>

## Annualized Operating Data

	<u>Scheduled</u>	<u>Market</u>
<b>Scheduled Gross Income:</b>	<b>\$389,424</b>	<b>\$429,780</b>
Less Expenses: 32.2%	\$125,260	29.1% \$125,260
<b>Net Operating Income:</b>	<b>\$264,164</b>	<b>\$304,520</b>
Less Loan Payments:	\$197,133	\$197,133
<b>Pre-Tax Cash Flow:</b>	<b>\$67,031</b>	<b>\$107,387</b>
<b>ROI</b>	<b>7.66%</b>	<b>10.22%</b>

## Proposed Financing

First Loan:	\$3,300,000
<b>Interest Rate</b>	4.35%
Amortization	30
<b>Monthly Payment:</b>	<b>\$16,428</b>
Loan quote from Dylan Bright of Fidelity Bancorp Funding, Inc. Loan term of 30 years with rate fixed for 5 years. I/O, lower rate and greater leverage available with different terms.	