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339 -343 Hanover Ave Oakland, CA	Projected Cap Rate and Returns
$1,495,000.00	Asking Price
$1,495,000.00	Sale Price
$448,500.00	Down Payment 30%
$1,046,500.00	**Loan**
$6,962.00	Loan Payment 30% down (principle & interest 7%)
$1,873.92	Property Taxes (based on F2025-2026 at a $1.495m assessment)
$418.83	Current Home Insurance.
$182.00	City rental license & registration
$220.67	Water
$50.25	Electric / Gas
$236.17	Trash Removal
$9,943.84	**Gross - Monthly Expenses including loan payment/debt service**
	This model is for cash flow calculation. It counts principle that should go back toward equity vs expense
$9,943.84	Gross Monthly Expenses (INCLUDING $857/mo PRINCIPLE WHICH IS EQUITY NOT EXPENSE)
$6,962.00	Monthly Loan Payment (buyer to adjust if calculating their debt service)
$2,981.84	**NET - Monthly Expenses** (Gross Monthly Expenses minus Loan Payment/debt service)
	RENTS
$3,107.20	Unit 339
$3,965.00	Unit 341
$2,307.49	Unit 343
$1,650.00	Studio 343B
$11,029.69	**- Gross Monthly Rental Income**
$132,356.28	**- Gross Yearly Rental Income**
$11,029.69	Gross Monthly Rental Income current tenant rents
$2,981.84	Net - Monthly Expenses
$8,047.85	**ROI / NOI** (net operating income/mo after monthly expenses w/o debt service)
CAPX NOTE:	some deferred capital improvements
$96,574.20	Net annual income
$1,495,000.00	Asking price
6.46%	**CAP RATE** (NOI/purchase$)
11.30	**Gross rent multiplier current rent $price/gross rent**