2472-2478 CHESTNUT AVE WORKSHEET

Property info		**PURCHASE PRICE**	**$1,150,000**						
Address	**2472,74,76,78 Chestnut**								
City	**Long Beach, CA. 90806**								
Type of property	**4-Plex**								
Total Square footage	2600								
Avg Sq.ft per unit	650								
	Current rents	Market Rents							
Unit 1 - 2472	$1,750	$1,825							
Unit 2 - 2474	$1,700	$1,825							
Unit 3 - 2476	$1,700	$1,825							
Unit 4 - 2478	$1,825	$1,825							
Totals	**$6,975**	**$7,300**							
	monthly	*annual*							
GROSS RENTAL INCOME	**$6,975**	**$83,700**							
Other Income (laundry, etc)	108	$1,300							
OPERATING EXPENSES									
FUTURE PROPERTY TAXES	$1,192	$14,300			1.24%				
INSURANCE	$250	$3,000							
WATER/GAS/TRASH	$132	$1,584							
PERMIT/LICENSE/MISC.	$44	$526	incl. advertising						
GARDENING	$110	$1,320							
REPAIRS- MAINT	$555	$6,655							
MANAGEMENT CO.		$0	not included						
ACCOUNTING -LEGAL		$0							
TOTAL Operating Expenses	$2,283	$27,385							
NOI net oper. Income	**$4,692**	**$56,315**							
		$0							
LESS- Mortgage Payment	$0	$0							
Project. Net Cash flow	**$4,800**	**$57,615**							
	Monthly	Annual							