

Proforma - 534 Adams St, Albany

8/30/2026

	MARKET RENTS		HUD RENTS	
	CASH Buyer	Financed	CASH Buyer	Financed
Purchase Price	1,750,000	1,750,000	1,750,000	1,750,000
Down Payment @ 30%	1,750,000	525,000	1,750,000	525,000
Amount Financed	0	1,225,000	0	1,225,000
INCOME				
Apt # 1 - 3-bed, 2-bath approx 1,500 sq ft	3,700	3,700	3,494	3,494
Apt # 2 - 3-bed, 2-bath approx 1,500 sq ft	3,500	3,500	3,494	3,494
Apt # 3 - 1-bed, 1-1/2-bath approx 700 sq ft	2,800	2,800	2,153	2,153
Apt # 4 - studio, 1-bath approx 340 sq ft	1,500	1,500	1,933	1,933
Rental Income - Per Month	11,500	11,500	11,074	11,074
Rental Income - Per Month	11,500	11,500	11,074	11,074
Months Per Year	12	12	12	12
Rental Income Per Year	138,000	138,000	132,888	132,888
GRM - Gross Rent Multiplier	12.7	12.7	13.2	13.2
EXPENSES				
Property Taxes @ 1.36%	23,800	23,800	23,800	23,800
Property Taxes - Special Assessments	7,768	7,768	7,768	7,768
City License 4 x \$120/apt	480	480	480	480
Insurance	3,946	3,946	3,946	3,946
Water + PGE	6,758	6,758	6,758	6,758
Garbage	5,841	5,841	5,841	5,841
ST - Expenses	48,593	48,593	48,593	48,593
SUMMARY				
Rental Income Per Year	138,000	138,000	132,888	132,888
Less - Expenses	48,593	48,593	48,593	48,593
NOI - Net Operating Income	89,407	89,407	84,295	84,295
Interest Only - Debt Service @ 8%	0	98,000	0	98,000
NET CASH FLOW	89,407	-8,593	84,295	-13,705
<i>Before Taxes and Depreciation</i>				
Down-Payment	1,750,000	525,000	1,750,000	525,000
Closing Costs - Title & Escrow Fees	10,000	12,000	10,000	12,000
TOTAL Cash Out Of Pocket	1,760,000	537,000	1,760,000	537,000
Net Cash Flow	89,407	-8,593	84,295	-13,705
CASH - ON - CASH	5.1%	-1.6%	4.8%	-2.6%
CAP RATE	5.1%		4.8%	
<i>NOI Divided By Purchase Price</i>				
	Square Feet	Cost per Sq Ft	Square Feet	Cost per Sq Ft
Cost Per Square Foot	4,000	438	4,000	438

Not accounted for : Vacancy Factor, Maintenance, Property Manager, Depreciation

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* This Proforma is for rough budgeting only with many variables. Sellers and/or Agents do not guarantee your results. Buyers to run their own numbers and review with their CPA, or other Financial Advisors.