

Pricing Summary		
Price:	\$	1,288,000
Price/Unit:	\$	322,000
Price/Sq Foot:	\$	454.80
Income Multiplier		14.1
Cap Rate		4.9%
Property Profile		
No. of Units:	4	
Year Built:	1957	
Square footage:	2,832	
Lot size:	6,166	
Construction type:	Woodframe/Stucco	
Roof type:	Asphalt flat	
Parking:	4	
Type:	Fourplex	
Parcel Number:		

Investment Characteristics						
Unit Mix & Rent Schedule						
# of Units	Type	Current Rent Range	Monthly Income	Ave. Rents	Ave Rents/Ft.	
2	1+1	\$1,650-\$1,795	3,445	\$ 1,723		
2	2+1	\$1,880-\$2,275	4,155	\$ 2,078		
4			7,600	\$ 1,900	\$ 2.68	
Scheduled Income & Expenses						
Income		Current Annualized				
	Rental Income	\$	91,200			
	Total	\$	91,200			
Expenses						
	Property Tax	\$	16,100			
	Property Insurance	\$	2,700			
	Utilities & Rubbish	\$	6,000			
	Repairs & Maintenance	\$	3,000			
	Gardener	\$	840			
	City licenses	\$	49			
	Total	\$	28,689			
	Net	\$	62,511			

[^] Property tax estimated at 1.25% of the purchase price.

Unit Number	Unit Type	Current Rent	Term	Last Rent Change
1	2 BD + 1 BA	\$ 2,275	Month to Month	
2	1 BD + 1 BA	\$ 1,795	3/2026 to 2/2027	
3	2 BD + 1 BA	\$ 1,880	Month to Month	Dec-26
4	1 BD + 1 BA	\$ 1,650	Month to Month	Dec-26
Total		\$ 7,600		

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