

726 East 5th Ave.

San Mateo

6 Units

\$1,488,000

Income & Expenses

UNIT MIX & ACTUAL MONTHLY INCOME

Units			Rent	
1	2BR 1BA	Home	*2600 =	2,600
3	1 BR 1 BA	Unit	1,300 =	3,900
2		Studios	1,100 =	2,200
1		Storage	75 =	75
TOTAL			\$	8,775

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$	16,603
Insurance		3,000
Water		2,300
PG&E		1,200
Garbage		1,800
Labor & Supplies		6,000
Repairs		2,200
Total Est. Expenses	\$	33,103

ESTIMATED ANNUAL CASH FLOW

Gross Income	\$	105,300
Less 5% Vacancy Factor		5,265
Effective Gross Income	\$	100,035
Less Expenses		33,103
Net Operating Income	\$	66,932
Less Debt Service		49,440
Estimated Cash Flow	\$	17,492

LOAN INFORMATION

1st Loan of \$900,000 based on 3.69% fixed interest for 5 years, then goes to a ARM
Monthly payments of \$4,120

DETAILS OF TRANSACTION

Sales Price	\$	1,488,000
Cash Down (40%)		588,000
New first loan (60%)	\$	900,000

SUMMARY/ COMMENTS

Built 1925
Total Living sq. ft. 2,980
Plus Basement 1,415
Lot Size (sq. ft.) 5,080
4 open space parking

INVESTMENT SUMMARY

Price per Unit	\$	248,000
Price per square foot	\$	498.00
Rent per square foot	\$	2.88
Gross rent multiplier		14.13
Capitalization Rate		4.50
Cash on Cash		3.00%

* Estimated rent for 2 bedroom house.
House left vacant in case buyer wants to occupy
Termite report available.
Property diagram with sq. ft. measurements available.
5 gas meters, the house & studio #6 share a meter.

FOR FURTHER INFORMATION CONTACT:

Larry Mueller, Broker Associate

Re/Max Star Properties
(650) 222-2133