



EXCLUSIVELY LISTED BY:
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**605 Bryan Avenue
Sunnyvale CA 94086**

PROPERTY HIGHLIGHTS

Great unit mix

Great location

Unit Mix: (4) 2/1 & (2) 1/1

Close to Downtown Redevelopment

Rental Upside

Management Upside



PRICE

Down Payment	48%	\$920,000
Number of Units		6
Price/Unit		\$153,333
Rentable Square Feet		3,792
Price/SF		\$243
Current CAP Rate		4.86%
Pro Forma CAP Rate		5.83%
Current GRM		12.24
Pro Forma GRM		10.89
Year Built		1957
Lot Size		8,712 sf

PROPOSED FINANCING

Loan Amount	\$478,400
Loan Type	5Yr Fixed
Interest Rate	6.2%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$2,930
Debt Coverage Ratio	1.27

INCOME

	Current	Pro Forma
Gross Potential Rent	\$72,900	\$82,200
Laundry	\$2,292	\$2,292
Gross Potential Income	\$75,192	\$84,492
Less Vacancy (5%)	\$3,760	\$4,110
Effective Gross Income	\$71,432	\$80,382
Less Expenses	\$26,757	\$26,757
Net Operating Income	\$44,676	\$53,625
Debt Service	\$35,161	\$35,161
Net Cash Flow (2.2%)	\$9,515	\$18,465
Principal Reduction	\$5,500	\$5,500
Total Return	\$15,015	\$23,964

EXPENSES

	Current
Taxes	\$10,672
Insurance	\$3,080
Water/Sewer/Trash	\$5,456
PG&E	\$1,856
Special Assessments	\$238
Repairs/Maint	\$4,380
Landscape	\$960
Total Expenses	\$26,757
Expenses/Unit	\$4,459
Expenses/SF	\$7.06
% of GPR	36.7%

RENT ROLL

	# of Units	Bdr/ Baths	Current	Monthly	Pro Forma	Monthly
	2	1/1	\$825-\$850	\$1,675	\$975	\$1,950
	4	2/1	\$1,100	\$4,400	\$1,225	\$4,900

MONTHLY TOTAL

\$6,075

\$6,850