



EXCLUSIVELY LISTED BY:
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568 Cambridge Ave
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PROPERTY HIGHLIGHTS

Prime Palo Alto Location

Rental Upside

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

Walking distance to Stanford University

Owner only pays for water



PRICE		\$1,200,000
Down Payment	25%	\$300,000
Number of Units		3
Price/Unit		\$400,000
Rentable Square Feet		1,504
Price/SF		\$798
Current CAP Rate		1.62%
Pro Forma CAP Rate		2.4%
Current GRM		32.41
Pro Forma GRM		25.64
Year Built		1940
Lot Size		5,663 SF

PROPOSED FINANCING	
Loan Amount	\$900,000
Loan Type	5Yr Fixed
Interest Rate	5.4%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$5,054

INCOME	Current	Pro Forma
Gross Potential Rent	\$37,020	\$46,800
Laundry	\$0	\$0
Gross Potential Income	\$37,020	\$46,800
Less Vacancy (5%)	\$1,851	\$2,340
Effective Gross Income	\$35,169	\$44,460
Less Expenses	\$15,719	\$15,719
Net Operating Income	\$19,450	\$28,741

EXPENSES	Current
Taxes	\$13,560
Insurance	\$752
Water	\$800
Special Assessments	\$607
Total Expenses	\$15,719
Expenses/Unit	\$5,240
Expenses/SF	\$10.45
% of GPR	42.4%

RENT ROLL	# of Units	Bdr/ Baths	Current	Monthly	Pro Forma	Monthly
	2	1/1-duplex	\$895-\$1,050	\$1,945	\$1,150	\$2,300
	1	2/1-cottage	\$1,140	\$1,140	\$1,600	\$1,600

MONTHLY TOTAL **\$3,085** **\$3,900**