



EXCLUSIVELY LISTED BY:
Christian Losness

408.288.3500 x203

christian@losnessgroup.com
www.losnessgroup.com

568 Cambridge Ave
Palo Alto CA 94306

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

Possible Business Zoning

PRICE \$1,070,000

Down Payment	25%	\$267,500
Number of Units		3
Price/Unit		\$356,667
Rentable Square Feet		2,304
Price/SF		\$464
Current CAP Rate		2.19%
Pro Forma CAP Rate		3.00%
Current GRM		26.66
Pro Forma GRM		21.75
Year Built		1940
Lot Size		5,663 sf

PROPOSED FINANCING

Loan Amount	\$802,500
Loan Type	5Yr Fixed
Interest Rate	5.2%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$4,407

INCOME

	Current	Pro Forma
Gross Potential Rent	\$40,140	\$49,200
Laundry	\$0	\$0
Gross Potential Income	\$40,140	\$49,200
Less Vacancy (5%)	\$2,007	\$2,460
Effective Gross Income	\$38,133	\$46,740
Less Expenses	\$14,650	\$14,650
Net Operating Income	\$23,483	\$32,090

EXPENSES

	Current
Taxes	\$12,091
Insurance	\$1,152
Water	\$800
Special Assessments	\$607
Total Expenses	\$14,650
Expenses/Unit	\$4,888
Expenses/SF	\$6.36
% of GPR	38.4%

RENT ROLL

	# of Units	Bdr/ Baths	Current	Monthly	Pro Forma	Monthly
	1	1/1	\$895	\$895	\$1,150	\$1,150
	1	1/1	\$1,050	\$1,050	\$1,150	\$1,150
	1	2/1	\$1,400	\$1,400	\$1,800	\$1,800

MONTHLY TOTAL

\$3,345

\$4,100