



**EXCLUSIVELY LISTED BY:**  
**Larry Losness**

**408.288.3500 x200**

**[larry@losnessgroup.com](mailto:larry@losnessgroup.com)**  
**[www.losnessgroup.com](http://www.losnessgroup.com)**

**675 Johanna Avenue**  
**Sunnyvale, CA 94085**

**LOCATION HIGHLIGHTS**

Excellent Sunnyvale Location

Close to HWY 101

**INVESTMENT HIGHLIGHTS**

Great Unit Mix: (7) 1/1

Newer roof

Corner lot

Nicely landscaped

Rental Upside

5 garages

**PRICE**

Down Payment	53%	<b>\$975,000</b>
Number of Units		7
Price/Unit		\$139,286
Rentable Square Feet		2,940
Lot Size		10,454 SF
Current CAP Rate		3.81%
Pro Forma CAP Rate		5.39%
Current GRM		15.10
Pro Forma GRM		12.07
Year Built		1948
Price/SF		\$331.63

**INCOME**

	<b>Current</b>	<b>Pro Forma</b>
Gross Potential Rent	\$63,600	\$79,800
Laundry	\$960	\$960
Gross Potential Income	\$64,560	\$80,760
Less Vacancy (5%)	\$3,180	\$3,990
Effective Gross Income	\$61,380	\$76,770
Less Expenses	\$24,208	\$24,208
<b>Net Operating Income</b>	<b>\$37,172</b>	<b>\$52,562</b>
Loan	\$33,796	\$33,796
Cash Flow	\$3,376	\$18,766

**PROPOSED FINANCING**

Loan Amount	\$455,000
Loan Type	30Yr Fixed
Interest Rate	6.3%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$2,816

**EXPENSES**

	<b>Current</b>
Taxes	\$11,212
Reserves	1,400
Insurance	2,402
Maint/Landscape & Repairs	4,200
Utilities	4,760
<b>Total Expenses</b>	<b>\$24,208</b>
<b>Expenses/Unit</b>	<b>\$3,458</b>
<b>Expenses/SF</b>	<b>\$8.23</b>
<b>% of EGI</b>	<b>37.5%</b>

**RENT ROLL**

	<b># of Units</b>	<b>Bdr/ Baths</b>	<b>Current</b>	<b>Monthly</b>	<b>Pro Forma</b>	<b>Monthly</b>
	7	1/1	\$750-\$800	\$5,300	\$950	\$6,650

**MONTHLY TOTAL**

**\$5,300**

**\$6,650**

