



**474 Morse Ave  
Sunnyvale CA 94085**

**PROPERTY HIGHLIGHTS**

Front Unit is 2 bedroom/ 1 bath with a fireplace, dual pane windows, copper plumbing and laundry room with W/D. Completely remodeled in 2001.

Back Unit is 3 bedroom/ 2 bath owner's unit, private back yard, dual pane windows, some copper plumbing and laundry room with W/D. Kitchen and bathrooms were remodeled in 2003.

There is driveway and RV parking available. Each unit individually metered for low expenses.

<b>PRICE</b>		<b>\$710,000</b>
Down Payment	25%	\$177,500
Number of Units		2
Price/Unit		\$355,000
Rentable Square Feet		2,122
Price/SF		\$335
Current CAP Rate		4.33%
Current GRM		17.45
Year Built		1940
Lot Size		7,000

<b>INCOME</b>	<b>CURRENT</b>
Gross Potential Income	\$40,680
Less Expenses	\$9,939
<b>Net Operating Income</b>	\$30,741
Debt Service	\$23,963
<b>Net Cash Flow</b>	\$6,779
Principal Reduction	\$8,590
<b>Total Return</b>	<b>\$15,369</b>

**PROPOSED FINANCING**

Loan Amount	\$532,500
Loan Type	5Yr Fixed
Interest Rate	4.5%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$2,698

**EXPENSES**

	<b>Current</b>
Taxes	\$8,242
Insurance	\$915
Landscaping	\$600
Special Assessments	\$182
<b>Total Expenses</b>	<b>\$9,939</b>
<b>Expenses/Unit</b>	<b>\$4,969</b>
<b>Expenses/SF</b>	<b>\$4.68</b>
<b>% of GPR</b>	<b>25.7%</b>

**UNIT MIX**

- (1) 2 bedroom/ 1 bath**
- (1) 3 bedroom/ 2 bath**

**RENT**

- \$1,595**
- \$1,795**

EXCLUSIVELY LISTED BY:

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