



EXCLUSIVELY LISTED BY:
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256 Mountain View Ave
Mountain View CA 94041

PROPERTY HIGHLIGHTS

Centrally Located
Walking distance to downtown Mt. View
Over \$60,000 in upgrades
Unit Mix: (3) 1/1 & (4) 2/1
Residential Neighborhood
Undermarket Rents
Individually Metered
www.losnessgroup.com

PRICE		\$1,340,000
Down Payment	45%	\$600,000
Number of Units		7
Price/Unit		\$191,429
Rentable Square Feet		4,256
Price/SF		\$315
Current CAP Rate		4.78%
Pro Forma CAP Rate		5.68%
Current GRM		13.08
Pro Forma GRM		11.63
Year Built		1958
Lot Size		6,970 sf

PROPOSED FINANCING	
Loan Amount	\$740,000
Loan Type	30 Yr Fixed
Interest Rate	6.0%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$4,437
Debt Credit Ratio	1.20

INCOME	Current	Pro Forma
Gross Potential Rent	\$102,480	\$115,200
Laundry	\$1,680	\$1,680
Gross Potential Income	\$104,160	\$116,880
Less Vacancy (5%)	\$5,208	\$5,844
Effective Gross Income	\$98,952	\$111,036
Less Expenses	\$34,904	\$34,904
Net Operating Income	\$64,048	\$76,132
Loan	\$53,240	\$53,240
Cash Flow	\$10,808	\$22,892

EXPENSES	Current
Taxes	\$14,930
Insurance	2,100
Utilities	6,400
Management	4,914
Special Assessments	260
Repairs/Maint/Advertising	4,900
Reserves	1,400
Total Expenses	\$34,904
Expenses/Unit	\$4,986
Expenses/SF	\$8.20
% of GPR	35.3%

RENT ROLL	# of Units	Bdr/ Baths	Current	Monthly	Pro Forma	Monthly
	3	1/1	\$1,050-\$1,100	\$3,150	\$1,200	\$3,600
	4	2/1	\$1,330-\$1,350	\$5,390	\$1,500	\$6,000
MONTHLY TOTAL				\$8,540		\$9,600

