



Exclusively Listed By:  
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**442 S 9th Street**  
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**PROPERTY HIGHLIGHTS**

**6.20% CAP**

**10.94 GRM**

1/2 block from SJSU

Unit Mix: (6) 1/1 (2) Studios

\$120,000 per Unit

4.8% Cash on Cash Return

<b>PRICE</b>		<b>\$960,000</b>
Down Payment	41.67%	\$400,000
Number of Units		8
Price/Unit		\$120,000
Rentable Square Feet		3,960
Price/SF		\$242
Current CAP Rate		6.20%
Pro Forma CAP Rate		7.02%
Current GRM		10.94
Pro Forma GRM		10.00
Year Built		1930
Lot Size		7,452 sf

**PROPOSED FINANCING**

Loan Amount	\$560,000
Loan Type	3Yr Fixed
Interest Rate	6.0%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$3,357
Debt Coverage Ratio	1.478

<b>INCOME</b>	<b>Current</b>	<b>Pro forma</b>
Gross Potential Income	\$87,720	\$96,600
Less Vacancy (5%)	\$4,386	\$4,830
Effective Gross Income	\$83,334	\$91,770
Less Expenses	\$23,801	\$23,801
<b>Net Operating Income</b>	<b>\$59,533</b>	<b>\$67,969</b>
Loan	\$40,290	\$40,290
Cash Flow	\$19,243	\$27,679

**EXPENSES**

	<b>Current</b>
Taxes	\$11,328
Insurance	1,782
PG&E	1,223
Water	1,297
Reserves	1,600
Repairs/Maint/Landscape	4,000
Garbage	2,571
<b>Total Expenses</b>	<b>\$23,801</b>
<b>Expenses/Unit</b>	<b>\$2,975</b>
<b>Expenses/SF</b>	<b>\$6.01</b>

<b>RENT ROLL</b>	<b># of Units</b>	<b>Bdr/ Baths</b>	<b>Current</b>	<b>Monthly</b>	<b>Pro Forma</b>	<b>Monthly</b>
	6	1/1	\$860-\$1050	\$5,750	\$1,050	\$6,300
	2	Studio	\$780	\$1,560	\$875	\$1,750

**MONTHLY TOTAL**

**\$7,185**

**\$8,050**

