



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

**408.288.3500 x200**

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

**960-962 W. Weddell Drive**  
**Sunnyvale, CA 94089**

**LOCATION HIGHLIGHTS**

Great Sunnyvale Location  
Close to 101

**INVESTMENT HIGHLIGHTS**

Great Unit Mix: (19) Studios & (1) 1/1  
Durable Construction  
Swimming Pool  
Dual Pane Windows  
Patios

<b>PRICE</b>		<b>\$2,300,000</b>
Down Payment	47.8%	\$1,100,000
Number of Units		20
Price/Unit		\$115,000
Rentable Square Feet		7,776
Lot Size		31,996 SF
Current CAP Rate		4.53%
Pro Forma CAP Rate		5.50%
Current GRM		12.44
Pro Forma GRM		11.04
Year Built		1961
Price/SF		\$295.78

<b>PROPOSED FINANCING</b>	
Loan Amount	\$1,200,000
Loan Type	30Yr Fixed
Interest Rate	6.3%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$7,389

<b>INCOME</b>	<b>Current</b>	<b>Pro Forma</b>
Gross Potential Rent	\$181,800	\$205,200
Laundry	\$3,048	\$3,048
Gross Potential Income	\$184,848	\$208,248
Less Vacancy (5%)	\$9,090	\$10,260
Effective Gross Income	\$175,758	\$197,988
Less Expenses	\$71,525	\$71,525
<b>Net Operating Income</b>	<b>\$104,233</b>	<b>\$126,463</b>
Loan	\$88,663	\$88,663
Cash Flow	\$15,570	\$37,800

<b>EXPENSES</b>	<b>Current</b>
Taxes	\$27,120
Reserves	3,000
Insurance	4,443
Maint/Landscape & Repairs	8,000
Utilities/Special Assessments	12,094
Water/Sewer/Garbage	9,838
Management	7,030
<b>Total Expenses</b>	<b>\$71,525</b>
<b>Expenses/Unit</b>	<b>\$3,576</b>
<b>Expenses/SF</b>	<b>\$9.20</b>
<b>% of EGI</b>	<b>38.7%</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>
	19	Studios	\$675-\$800	\$14,400	\$850	\$16,150
	1	1/1	\$750	\$750	\$950	\$950

**MONTHLY TOTAL** **\$15,150** **\$17,100**

