



EXCLUSIVELY LISTED BY:
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**991-995 Williams St.
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PROPERTY HIGHLIGHTS

Unit Mix: (1) 1/1 & (2) 2/1

Good Rental History

Big Decks and Patios

Large Units



PRICE

\$390,000

Number of Units	3
Price/Unit	\$130,000
Rentable Square Feet	3,000
Price/SF	\$130
Current CAP Rate	5.94%
Pro Forma CAP Rate	6.82%
Current GRM	9.29
Pro Forma GRM	8.55
Year Built	1960
Lot Size	3,485 SF

INCOME

	Current	Pro Forma
Gross Potential Rent	\$42,000	\$45,600
Vacancy (5%)	\$2,100	\$2,280
Gross Potential Income	\$39,900	\$43,320
Less Expenses	\$16,717	\$16,717
Net Operating Income	\$23,183	\$26,603

EXPENSES

	Current
Taxes	\$4,356
Insurance	\$1,246
Water/Sewer	\$1,325
PG&E	\$1,341
Special Assessments	\$890
Garbage	\$972
Landscape	\$461
Total Expenses	\$16,717
Expenses/Unit	\$5,572
Expenses/SF	\$5.57
% of GPR	39%

RENT ROLL

# of Units	Bdr/ Baths	Current	Monthly	Pro Forma	Monthly
1	1/1	\$950	\$950	\$1,000	\$1,000
2	2/1	\$1,200-\$1,400	\$2,600	\$1,400	\$2,800

MONTHLY TOTAL

\$3,500

\$3,800