



557 66th St.
Oakland, CA 94609
\$899,000

Exclusively Listed by:
Grant Chappell

Kilpatrick & Company
3645 Grand Ave., Suite 303
Oakland, CA 94610
Office: (510) 844-3650
Mobile: (415) 246-4314
Fax: (510) 588-5599
grant@kilpatrickandcompany.com
DRE License #: 01700439



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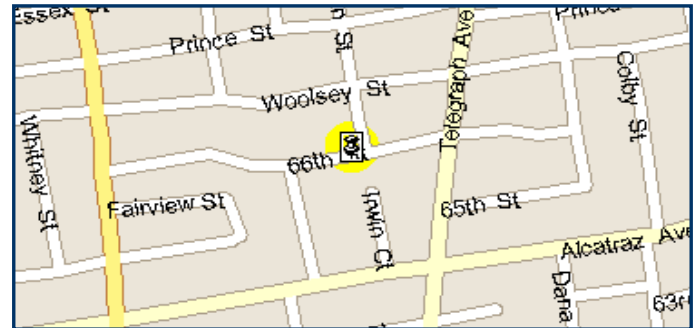
**Please Contact:
Grant Chappell
(510) 844-3650**

Financial Analysis

Property Address: **557 66th St.**

Oakland, CA

Price:	\$899,000
Down Payment:	35% \$314,650
Number of Units:	4
Cost/Unit:	\$224,750
Cost/Sq. Foot:	\$275
Approx. Sq. Ft.:	3,264
Current CAP:	4.83%
Market CAP:	5.08%
Current GRM:	12.92
Market GRM:	12.49
Approximate Age:	1958
Approximate Lot Size:	5,000



Rent Schedule							Annualized Expenses	
# of Units	Unit Type	Unit Sq. Ft.	Market Rent	Mkt. Rent /Sq. Ft.	Avg Current Rent	Avg Current /Sq. Ft.	Fixed Expenses:	
4	2/1	816	\$1,500	\$1.84	\$1,450	\$1.78	New Real Estate Property Tax	\$12,748
							Special Assessments	\$1,288
							Insurance	\$1,600
							Total Fixed Expenses:	\$15,636
							Operational Expenses:	
							Reserves	\$1,000
							Biz Tax/Rent Board	\$1,091
							Water	\$0
							PG&E	\$0
							Garbage	\$1,500
							Maintenance	\$3,480
							Total Operating Expenses:	\$7,071
							Total Expenses:	\$22,707
Total:		3,264	\$6,000		\$5,800			
Total Income:			\$6,000		\$5,800			

Annualized Operating Data

	Current	Market
Scheduled Rental Income:	\$69,600	\$72,000
Scheduled Gross Income:	\$69,600	\$72,000
Less Vacancy Rate:	5.0% \$3,480	5.0% \$3,600
Gross Operating Income:	\$66,120	\$68,400
Less Expenses:	34.3% \$22,707	33.2% \$22,707
Net Operating Income:	\$43,413	\$45,693
Less Loan Payments:	(\$43,175)	(\$43,175)
Pre-Tax Cash Flow:	\$238	\$2,518

Proposed Financing

First Loan:	New	\$584,350
Interest Rate:		6.25%
Amortization:		30
Monthly Payment:		\$3,598

Rent Roll

Rent Roll dated: 4/21/2010

Unit #	Unit Type	Unit Sqft	Market Rent	Mkt. Rent /Sq. Ft.	Current Rent	Current Rent /Sq. Ft.	Comments
1	2/1	816	\$ 1,500	\$ 1.84	\$ 1,500	\$ 1.84	
2	2/1	816	\$ 1,500	\$ 1.84	\$ 1,500	\$ 1.84	
3	2/1	816	\$ 1,500	\$ 1.84	\$ 1,300	\$ 1.59	
4	2/1	816	\$ 1,500	\$ 1.84	\$ 1,500	\$ 1.84	

*Unit SqFt is Approximate

Totals:		3,264	\$ 6,000	\$ 1.84	\$ 5,800	\$ 1.78	
Averages:		816	\$ 1,500	\$ 1.84	\$ 1,450	\$ 1.78	

Total Income:			\$ 6,000		\$ 5,800		
Upside in rental income:			\$ 200	per month			

Expenses

Property Address:

557 66th St.

Oakland, CA

Date:

Fixed Expenses:	Expense	Per unit	Per SqFt	% of total	% of gross	Notes
New Real Estate Property Tax	\$ 12,748	\$ 3,187	\$ 3.91	56.14%	19.28%	1.4108% Ad Valorem Tax
Special Assessments	\$ 1,288	\$ 322	\$ 0.39	5.67%	1.95%	Per tax record
Insurance	\$ 1,600	\$ 400	\$ 0.49	7.05%	2.42%	Seller's Actual
Total Fixed Expenses:	\$ 15,636	\$ 3,909	\$ 4.79	68.86%	23.65%	

Operational Expenses:

Reserves	\$ 250	\$ 1,000	\$ 250	\$ 0.31	4.40%	1.51%	Estimate @ \$250/Unit
Biz Tax/Rent Board		\$ 1,091	\$ 273	\$ 0.33	4.80%	1.65%	Estimate
Water		\$ -	\$ -	\$ -	0.00%	0.00%	Estimate
PG&E		\$ -	\$ -	\$ -	0.00%	0.00%	Estimate
Garbage		\$ 1,500		\$ 0.46	6.61%	2.27%	Estimate
Maintenance		\$ 3,480	\$ 870	\$ 1.07	15.33%	5.26%	Estimate @ 5% of gross
Total Operating Expenses:		\$ 7,071	\$ 1,768	\$ 2.17	31.14%	10.69%	

Total Expenses: \$ 22,707 \$ 5,677 \$ 6.96 100% 34.34%