

Property: 5204 Lawton Ave proforma Owner occupy one and rent other model	
2/1 home-like flat w/income saves \$8 vs 2/1 home w/o inc	This model is for owner occupying one unit and renting out one unit
Loan Amount:	Notes:
\$1,695,000.00	Asking Price
\$1,695,000.00	Sale Price
\$423,750.00	Down Payment 25%
\$1,271,250.00	Loan
Gross - Monthly Expenses:	Notes:
\$6,886.00	*Interest on Loan if 25% down (estimated 6.5% loan rate owner occupy)
\$2,118.49	Property Taxes (based on F2021-2022 at a \$1.695m assessment)
\$325.00	Home Insurance est (may vary by buyer, coverage and carrier)
\$80.80	City rental license & registration - Estimated
\$150.00	Water estimated
\$0.00	Electric / Gas paid by tenant
\$150.00	Trash Removal estimated
\$0.00	Landscaping Maintenance (low maintenance yard/ owner occupant care)
\$9,710.29	Gross - Monthly Expenses including loan interest payment/debt service *
* NOTE	The principal portion of monthly payment is cash flow payment of equity back to owner, not an expense.
Net - Monthly Expenses:	Notes:
\$9,710.29	Gross Expenses (Not including PRINCIPLE WHICH IS EQUITY NOT EXPENSE)
\$6,886.00	Loan Interest Payment
\$2,824.29	NET - Monthly Expenses (Gross Monthly Expenses-not including debt service)
Gross - Current Income:	Notes:
	Unit 5204 Large updated 2 bedroom 1 bath plus nook owner occupy option
\$4,000.00	Unit 5206 Larger 2 bedroom 1 bath plus nook and off street parking
\$4,000.00	Current - Gross Monthly Rental Income
\$48,000.00	Current - Gross Yearly Rental Income
Net - Current & Vacant Projected Income	Notes:
\$4,000.00	Current Gross Monthly rental income (based on actual current 5206 rent)
\$2,824.29	Current - Gross Monthly Expenses
\$1,175.71	Current - Net Monthly Rental Income which can be applied to owner unit cost
\$14,108.56	Current Net Yearly Rental Income which can be applied to owner unit cost
PROJECTED @ Market- Gross Income:	Notes:
\$4,250.00	Unit 5206 Projected at market (upper unit - larger)
\$450.00	Projected storage fees and/or parking fees per month optional future fees
\$4,700.00	Projected - Gross Monthly Rent Income at full market
\$56,400.00	Projected - Gross Yearly Rent Income at full market
COMPARE 2BD/1BA flat w/income@ \$1.695m vs 2BD/1BA detached single family home with no income @ \$1.495m	
Duplex Price: \$1,695,000	2bd 1ba single family detached home price: \$1,495,000
*Sample Loan: \$1,271,250	Sample Loan (based on same 25% down): \$1,121,250
*Interest/mo @ 6.5%: \$6886	Interest @6.25% (a little lower rate on SFR vs 2 unit): \$5840
Gross rent Income: \$4,000	No rental income: \$0
Net Interest/mo: \$2886	Net interest payment/mo: ***** \$5,840
	Notes:
\$4,000.00	Gross Monthly Rental Income current tenant rent
\$2,824.29	Net - Monthly Expenses
\$1,175.71	Income before debt service payments
CAPX NOTE:	New tankless water htr 5206, updated appliances/fixtures, painting
	Notes:
\$14,108.56	Net annual income without debt service
\$1,695,000.00	Price
*****	\$2,954 more per month to buy 2bd/1ba SFR no income vs duplex w/income
	Notes:
* Assumes 25% down/6.5% owner occ	
IF OWNER OCCUPIES UNIT 5204, STILL RECEIVE \$4000/MO GROSS RENT INCOME	
Interest payments: \$4000/mo gross rent reduces montly interest to ~\$2886/mo *qualified buyer 25% down 6.5% rate	