

2631-2637 Durant Avenue, Berkeley, CA

Pro-Forma Income/Expense assuming building brought back to habitable (good) status but NOT to current code

Unit #	RENTAL INCOME
D101	\$1,627
D102	\$1,033
D103	\$1,000
D104	\$1,550
D105	\$1,000
D106	\$1,600
D107	\$1,000
D108	\$1,600
D109	\$900
D201	\$1,600
D202	\$1,000
D203	\$1,000
D204	\$1,500
D205	\$1,118
D206	\$1,500
D207	\$1,118
D208	\$1,627
D209	\$1,093
TOTALS	\$22,866
annual	\$274,392

ANNUAL INCOME	
Scheduled Rent Revenues	\$274,392
Other Revenues	\$1,800
Less vacancy loss	-\$10,976
TOTAL REVENUES	\$265,216
ANNUAL EXPENSES	
Property Manager	\$18,000
EBMUD	\$10,200
PG&E	\$8,800
Garbage	\$9,400
Property Taxes*	\$50,366
Licenses/Fees/RentBoard	\$7,137
Maintenance & Cleaning	\$22,000
Landscaping/Pest Control	\$7,800
Management/Accounting	\$15,913
Communications, Fire & Security	\$2,700
Credit Verification	\$1,620
Legal/Professional/LLC	\$3,100
Insurance (bad loss history)	\$11,500
misc/other	\$4,000
TOTAL EXPENSES	\$172,536
NET INCOME	\$92,680

Property taxes assume rehab costs added to assessed value

Current Property Investment	\$1,680,000
Rehab Costs	\$2,050,818
Total Capitalized Costs	\$3,730,818
Return on investment	2.48%