

Raymond A. Rodriguez Founding Partner Tel. 818.657.6513 ray@lucrumre.com



2808 Villalovos Ct. Bakersfield, CA 93304

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SUMMARY	CURRENT	MARKET
Purchase Price:	\$519,500	
Down Payment: 20%	\$103,900	
Number of Units:	4	
Cost per Legal Unit:	\$129,875	
Current GRM:	11.14	10.20
Current CAP:	6.68%	7.49%
Year Built:	1985	
Approx. Building SF:	3,784	
Cost per Building SF:	\$137.29	
Approx. Lot SF:	8,276	
Zoning:	R-3	
Parking:	10	

PROPOSED FINANCI	NG
Loan:	\$415,600
Interest:	4.50%
Interest Type:	30 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT			MARKET			
Scheduled Gross Income:	\$46,620			\$50,940			
Less Vacancy Reserve:	(\$1,399)	3.00%	*	(\$1,528)	3.00%	*	
Gross Operating Income:	\$45,221	•		\$49,412	-		
Less Expenses:	(\$10,514)	22.55%	*	(\$10,514)	20.64%	*	
Net Operating Income:	\$34,707	•		\$38,898	-		
Less Debt Service:	(\$25,269)			(\$25,269)	_		
Pre-Tax Cash Flow:	\$9,438	9.08%	**	\$13,628	13.12%	**	
Plus Principal Reduction:	\$6,705			\$6,705	_		
Total Return Before Taxes:	\$16,143	15.54%	**	\$20,333	19.57%	**	
* As a percentage of Scheduled	**As a	percer	tage of Down I	Payment.			

HIGHLIGHTS
Property
* Garage, Carport & Open Spaces
* 3 Newer A.C. Units
* Copper Plumbing
* 2 Units Remodeled
Location
* Strong Rental Market
* Quiet Residential Neighborhood
* East of 99 Freeway
* Large Lot

SCHEDULED INCOME			CURRI	ENT	MAR	MARKET		
No.	Beds /	Approx.	Monthly Avg.	Monthly	Monthly	Monthly		
of Units	Baths	Sq.Ft.	Rent / Unit Income		Rent / Unit	Income		
2	2+2	-	\$810	\$1,620	\$895	\$1,790		
2	3+2	-	\$1,100	\$1,100 \$2,200		\$2,390		
	Monthly Scheduled Rent: \$3,820 Laundry Income: \$65							
Monthly SGI:			\$3,885			\$4,245		
Annual	•			\$46,620		\$50,940		
Utilities	Utilities Paid by Tenant: Electricity & Gas							

ESTIMATE	D ANNUAI	EXPENSES
Tax Year	2019	
Tax Rate	0.80%	\$4,156
Insurance	(New)	\$1,892
Maint. / Re	epairs	\$1,877
Utilities		\$2,289
Rubbish		\$300
Total Expe	nses:	\$10,514
Per Gross	Sq. Ft.:	\$2.78
Expenses l	Per Unit:	\$2,628.49

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PROPE	ERTY ADDRESS					CITY		STATE	ZIP CODE	
2808 Villalovos Ct.						Bakersfield CA 93304				
TOTAL # OF UNITS # OF VACANT UNITS				# OF FURNISHED UNITS			# OF SECTION	ON 8 UNITS		
4 1				0			0			
APT#	TENANT'S NAME		'BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	5	SEC8 Y/N	CONCESSIONS
1	<u> </u>	3	1		\$1,075.00	Remodeled			,	
2		3			\$1,125.00	Remodeled				
3		2			\$895.00	Vacant				
4		2	2		\$725.00	Vacant				
4					\$723.00					
MONT	'HIV DENTAL INCOME.				\$3,820.00					
	HLY RENTAL INCOME:					-				
	HLY LAUNDRY INCOME:				\$65.00 \$0.00	1				
	THLY OTHER INCOME:				\$0.00					
	GROSS MONTHLY INCOME:				\$3,885.00					
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ALL CO	DLUMNS & SECTIONS MUST BE C	OMPLET	ΓED							
What	utilities are included in rent?		_			Is the property subject to rent control	? YES	X NO		
	Electricity		Gas							
	Garbage		Heat			If YES, what is the current allowable in	crease per annum?		5% + CPI	Buyer to confirm
	Cable	Х	Water							
					What has been your average monthly occupancy rate over the preceding 12 Months?					
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						esentations or warranties, expressed or				
erity al	i information and bears all risk fo	r any ina	eccuracie	es. Lucrum is a	real estate group	affiliated with Keller Williams Realty, C	alabasas and KW Com	mercial, CA	LIC. #U18762	05