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2808 Villalovos Ct. Bakersfield, CA 93304

4 Units

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 FINANCING	
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 Gross Income. **As a percentage of Down 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			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
2	2+2	-	\$810	\$1,620	\$895	\$1,790
2	3+2	-	\$1,100	\$2,200	\$1,195	\$2,390
Monthly Scheduled Rent:				\$3,820	\$4,180	
Laundry Income:				\$65	\$65	
Other Income:						
Monthly SGI:				\$3,885	\$4,245	
Annual SGI:				\$46,620	\$50,940	
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2019	
Tax Rate	0.80%	\$4,156
Insurance (New)	\$1,892	
Maint. / Repairs	\$1,877	
Utilities	\$2,289	
Rubbish	\$300	
Total Expenses:	\$10,514	
Per Gross Sq. Ft.:	\$2.78	
Expenses Per Unit:	\$2,628.49	

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