

TYPE:

2 unit duplex

INFORMATION:

2 BED ROOM UNITS	2	
Unit	Monthly rent	rooms
1	725	2
2	725	2
Gross Potential Rent	1,450	MONTHLY
Gross Potential Rent	17,400	YEARLY
VACANCY RATE	5.00%	YEARLY
Gross Adj Income	16,530	YEARLY
TAXES 2010	1,765	YEARLY
INSURANCE	500	YEARLY
REPAIRS & RESERVES	2,988	YEARLY
WATER AND SEWER	1,800	YEARLY
GARBAGE	0	YEARLY
ELECTRICITY	0	YEARLY
MANAGEMENT FEES	0	YEARLY
Total Expenses	7,053	YEARLY

	Yearly	Monthly
Gross Potential Income	17,400	\$1,450
Effective Gross Income	16,530	\$1,378
Est. Expenses	7,053	\$588
Est. Net Operating Income	9,478	\$790

Cap rate	7.2905%
Price at cap rate	\$129,998
Gross Rent Multiplier	7.5
Income	\$9,478
Estimated down (30%)	\$38,999
Loan service 6% 30 yr fixed per yr	\$6,547
Repairs & Reserves	\$2,988
Cash on Cash ratio	19.53%

Repairs, Maintenance and Reserves

Item	Est cost	Item life in years	Per year
Roof	8000	15.00	533
Exterior Paint	1500	8.00	188
Appliances	4000	15.00	267
Carpet, Interior paint	1500	3.00	500
Misc repairs	1500	1.00	1,500
Total per year			2,988

Provided by Daniel Horovitz (360) 710-5070, email: danny@inkitsap.com, John L. Scott Real Estate, Silverdale, WA

The above information was received from sources deemed reliable but is not guaranteed. It is offered subject to errors and omissions.