417 San Anselmo Ave									
Lot size - sq. ft.	5,940								
Bld. Size - sq. ft. (est.)	5,002								
Year Blt	1908								
Total Units	6								
APN -007-251-20									
	Monthly Income						Annual I	xpenses	
			Rent	Rent					
	Bed / Ba	Monthly Rent	Lease Start	Increase	Increase				
Unit #				Date	Amount				
419	1/1	\$1,695.00	6/1/2021			Management			
423A	1/1	\$1,300.00	1/22/2015			Resident Mgr.			
423B	1/1	\$1,325.00	1/24/2011			Scavenger			
417 San Anselmo Ave	Comm	\$2,700.00	6/1/21-5/31/24	6/1/23	\$2,900.00	PGE	\$350.00		
421 San Anselmo Ave	Comm	\$2,700.00	2/1/22-1/31/24	3/1/23	\$2,800.00	Water	\$800.00		
425 San Anselmo Ave	Comm	\$2,500.00	8/3/06			Janitor			
						License / Permits	\$418.00		
**The commercial tenant at 425 San Anselmo was given a \$500 / mo. rent						Insurance	\$4,735.00		
reduction due to Covid. Buyer may immediately reinstate this cor						Flood Insurance	\$3,800.00		
<u> </u>						Repairs	\$1,000.00		
						New Taxes	\$28,368.00	1.182%	
						Fire / burglar alarm	\$500.00		
						Phone Alarm	1200		
Monthly Residential Income		\$4,320.00				Total Expenses	\$39,971.00		
Monthly Comm. Rental Income		\$7,900.00							
Monthly Storage Income		\$0.00							
						Total Expenses		\$39,971.00	
						Expenses as % of Total			
						Income		27.26%	
						NOI		\$106,669.00	
						Cap Rate		4.44%	
Monthly Gross Income		\$12,220.00				GRM		16.37	
Monthly Gross medine		\$12,220.00				Citivi		10.57	
Annual Income						Price / Sq. Ft		479.81	
Annual Gross Income		\$146,640.00				Price / Unit		400,000.00	
Vacancy factor		\$0.00				Rent / Sq. Ft. / Month		\$2.44	
Effective Income		\$146,640.00				Expenses / Unit		\$6,661.83	
Effective income		\$146,640.00				expenses / Onit		\$6,661.65	
						Estimated Market Value		\$2,400,000.00	
						Estimated Market Value		\$2,400,000.00	