

THE COMPOUND

1254 E. 12TH STREET, OAKLAND

PROPERTY INFO

Purchase Price	\$1,700,000
Closing Costs (%)	----
Closing Costs (\$)	\$25,000
Initial Repairs/CapEx (\$)	----
Total Cash Invested	\$1,725,000

MONTHLY INCOME

Monthly Rent	\$14,500
Other Income (Laundry, Parking, etc.)	----
Total Monthly Income	\$14,500

MONTHLY EXPENSES

Property Taxes	\$1,912.50
Insurance	\$566
HOA Fees	----
Maintenance/Repairs	----
Property Management	10%
Vacancy Allowance	5%
MORTGAGE - ALLOWED	\$6,000
Total Monthly Expenses	\$8,478.65

ROI CALCULATIONS

Monthly Cash Flow	\$6,021
Annual Cash Flow	\$72,256.20
Net Operating Income (Annual)	\$72,256.20
Cap Rate (%)	4.25%
Cash-on-Cash ROI (%)	4.19%

Approximate estimations