

2006 - 2012 Lombard

Rent Roll	Unit	Move-In	Original Lease	Current Rent	Market Rent
Commercial + Rear Cottage	2006AB	5/1/2011	occupied	\$ 2,246.02	\$ 7,500.00
3BD/1BA	2008A	1/1/2012	occupied	\$ 2,805.63	\$ 5,250.00
3BD/2BA	2008B	11/1/17	occupied	\$ 5,250.00	\$ 5,250.00
3BD/2BA	2010A	4/14/2017	occupied	\$ 5,044.93	\$ 5,350.00
3BD/2BA	2010B		vacant	\$ 5,350.00	\$ 5,350.00
3BD/2BA	2012A	7/15/2018	occupied	\$ 5,350.00	\$ 5,350.00
3BD/2BA	2012B	6/15/2018	occupied	\$ 5,250.00	\$ 5,250.00
Monthly				\$ 31,296.58	\$ 39,300.00
Yearly				\$ 375,558.96	\$ 471,600.00

Notes: 2008A rent includes estimated rent of \$1,600 for vacant room. Rents include bond pass throughs.

Expenses (yearly)

Capital Improvements/Repairs	\$ 10,145.58
Management (4%)	\$ 12,508.35
PG&E	\$ 1,922.44
Water & Sewer	\$ 4,903.48
Insurance	\$ 5,580.00
Taxes (Using list Price of \$5,795,000)	\$ 68,381.00
Garbage	\$ 4,660.40
Intercom Phone	\$ 1,815.51
	\$ 109,916.76
Vacancy factor	\$ 11,266.77
Additional Revenue	
Laundry Income	\$ 1,530.50
Utility Reimbursement	\$ 3,781.89
Net Operating Income	\$ 259,687.82

Current CAP Rate 4.48%

Current GRM 15.43

Price \$5,795,000

**Vanguard Properties believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues on their own satisfaction.*