

5508 Mission St., San Francisco

List Price: \$1,900,000

ProForma Income and Expense

INCOME

First Level Commercial	2,000SF @ \$3.00/SF =	\$6,000/mo (IG)
Second Level (2 residential)		
Studio		\$2,000/mo
1 bedroom		\$2,500/mo
Total		\$10,500/mo
Gross Scheduled Income		\$126,000/yr

EXPENSES (annual)

Property Taxes (based on list price)	\$34,770
Property Insurance	\$3,500
Maintenance	\$6,000
Annual Operating Expenses	\$44,270
<b>Net Operating Income</b>	<b>\$81,730</b>

**CAP RATE @ 4.3%**

**GROSS RENT MULTIPLIER @ 15.079**