

# HYLAND INVESTMENT PROPERTIES



## **FOOTHILL TOWNHOMES** **29324 Dixon St** **Hayward, CA 94544**

**PRESENTED BY TOM HYMAN**  
**TOM@HIP-RE.COM (510) 846-2768**

PRICE	CURRENT CAP	PROJECTED CAP	CURRENT GRM	PROJECTED GRM	PRICE/UNIT	PRICE/SQ.FT
\$ 6,000,000	3.59%	5.42%	15.90	11.70	\$ 315,789	\$ 341
\$ 5,750,000	3.74%	5.66%	15.24	11.21	\$ 302,632	\$ 327
\$ 5,500,000	3.91%	5.91%	14.58	10.72	\$ 289,474	\$ 313
\$ 5,250,000	4.10%	6.20%	13.91	10.23	\$ 276,316	\$ 299
\$ 5,000,000	4.31%	6.51%	13.25	9.75	\$ 263,158	\$ 284
\$ 4,750,000	4.53%	6.85%	12.59	9.26	\$ 250,000	\$ 270

Net operating income = \$ 215,288  
Projected NOI \$ 325,308

Current GSI \$ 377,316  
Projected GSI \$ 513,000

units 19

approx. SQ FT 17,575

Other Income 3600  
Vacancy 3% -11319  
Projected Vacancy 5% -25650

Expenses \$ (154,308)  
Projected Expenses \$ (165,643)  
Debt Service (\$180,868)  
Projected Debt Service (\$180,868)

Down Payment 35% \$ 1,925,000  
Loan Amt 65% \$ 3,575,000  
Interest Rate 3.00%  
Months 360  
Monthly Payment \$15,072  
Yearly Payment \$180,868

\* All information above is accurate to the best of our knowledge. HIP cannot warrant or guarantee the accuracy of the information above.

Broker and Owner make no warranty or representation to the accuracy of the information contained herein.

Buyer Is expected to conduct his/her own due diligence to verify this information.

The Pro-Forma provided is intended for marketing purposes only and should not be relied upon when determining profitability of future performance.

PRO-FORMA		CURRENT	PROJECTED
GROSS SCHEDULED INCOME	\$	377,316	\$ 513,000
VACANCY (3%, 5%)	\$	(11,319)	\$ (25,650)
LAUNDRY INCOME	\$	3,600	\$ 3,600
ADJUSTED GROSS INCOME	\$	369,597	\$ 490,950
EXPENSES	\$	(154,308)	\$ (165,643)
NET OPERATING INCOME	\$	215,288	\$ 325,308
DEBT SERVICE	\$	(180,868)	\$ (180,868)
CASH FLOW	\$	34,420	\$ 144,439
CASH-ON-CASH RETURN		1.79%	7.50%

Property Address: 29324 Dixon St, Hayward, CA

Assumptions:

- 1) 19 units; All 2/1.5 bath townhomes
- 2) Projected monthly rents are \$2,250
- 3) Current expenses based on 2019-2020 financials, Off-Site Mgmt est @ 5% AGI, Maintenance est @ 3% of GSI, & new tax rate @ 1.2% or \$63,000
- 4) Projected expenses based on a combination of Actual, Off-Site mgmt @ 5% AGI, & Maintenance est @ 3% of GSI
- 5) Downpayment estimated at 35% of \$5,500,000
- 6) Financing estimated at 65% of \$5.5m at 3% interest rate and 30 year amortization
- 7) Est 17,575 SQ FT
- 8) Value for Estimated RE taxes is \$5.5m

EST EXPENSES BREAKDOWN		CURRENT	PROJECTED
PROPERTY TAXES (EST 1.2%)	\$	66,000	\$ 66,000
ON-SITE MANAGER (\$1k/mo)	\$	12,000	\$ 12,000
OFF-SITE MGMT (5% of AGI)	\$	18,480	\$ 24,548
MAINTENANCE (3% of GSI)	\$	11,319	\$ 15,390
INSURANCE (ACTUAL)	\$	5,205	\$ 5,205
UTILITIES (ACTUAL, EST)	\$	31,953	\$ 32,500
MISCELLANEOUS (ACTUAL, EST)	\$	9,351	\$ 10,000
TOTAL EXPENSES	\$	154,308	\$ 165,643

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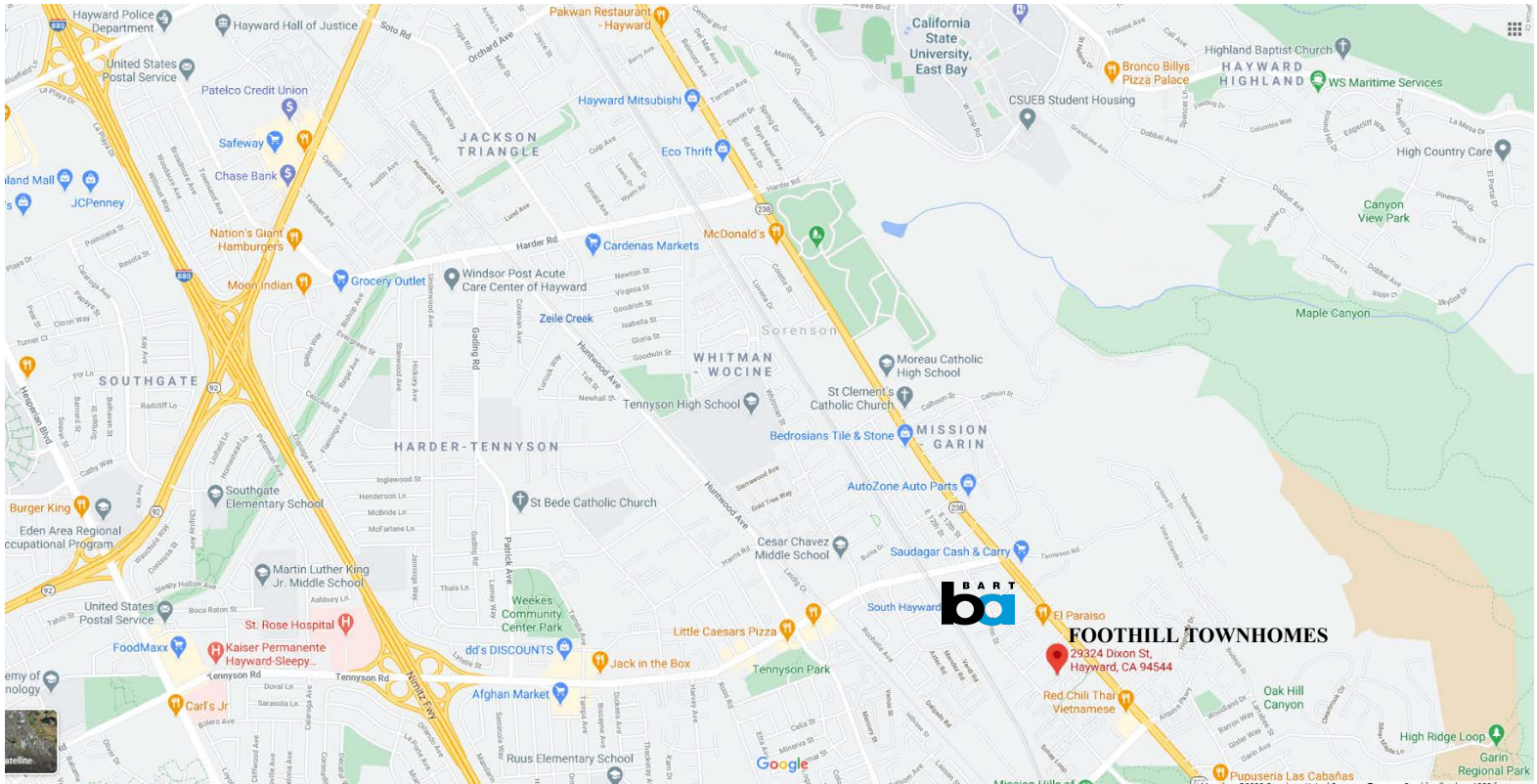
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RENT ROLL				
UNIT	BR/BA	SQFT	CURRENT RENT	PROJECTED RENT
1	2/1.5	925	\$1,550	\$2,250
2	2/1.5	925	\$1,550	\$2,250
3	2/1.5	925	\$1,800	\$2,250
4	2/1.5	925	\$1,550	\$2,250
5	2/1.5	925	\$1,550	\$2,250
6	2/1.5	925	\$1,550	\$2,250
7	2/1.5	925	\$1,585	\$2,250
8	2/1.5	925	\$1,550	\$2,250
9	2/1.5	925	\$1,550	\$2,250
10	2/1.5	925	\$1,550	\$2,250
11	2/1.5	925	\$1,645	\$2,250
12	2/1.5	925	\$1,995	\$2,250
13	2/1.5	925	\$1,550	\$2,250
14	2/1.5	925	\$1,645	\$2,250
15	2/1.5	925	\$1,550	\$2,250
16	2/1.5	925	\$1,895	\$2,250
17	2/1.5	925	\$2,253	\$2,250
18	2/1.5	925	\$1,550	\$2,250
19	2/1.5	925	\$1,575	\$2,250
		Total/Mo	\$31,443	\$42,750
		Total/YR	\$377,316	\$513,000
		Laundry		
		Total/Mo	\$300	
		Total/YR	\$3,600	
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# AREA MAP



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