

	Current Rents	Expenses	FRM Rent	Deposits	Credits
10642	\$1695		\$2000	\$3390	\$20 for pg&e
10640	\$1645		\$1800	\$3000	
Insurance		\$1737			
NID		\$688			
Taxes		\$4007			
Annual Total	\$40,080	\$6672	\$45600	\$6390	

Insurance & NID are Annual/Season

Tenants do all maintenance.

Current Annual Income: \$33,408

FRM Annual Income Projection: \$37,475

CAP Rate: 6.52%

Profit Potential: 6.52% plus appreciation and income tax savings.