

GREAT INVESTMENT PROPERTY
2332 – 2340 SOLANO AVENUE, NAPA, CALIFORNIA 94558
MLS# 21502194
\$1,125,000

	<u>UNIT 1</u>	<u>UNIT 2</u>	<u>UNIT 3</u>	<u>UNIT 4</u>
Unit Occupancy	Tenant	Tenant	Tenant	Tenant
Unit Occupant Name	2332	2336	2338	2340
Unit Occupant Phone	707-224-8281	707-224-8281	707-224-8281	707-224-8281
Unit Rents For	\$1,650	\$1,750.00	\$1,595	\$1,750
Unit Date Lease Expires	11/30/2015	11/30/2015	8/17/2011	12/31/2015
Unit Lease Term	Lease < 1 Year	Lease < 1 Year	Month-to-Month	Lease < 1 Year
Unit Approx. SqFt	1,243 SqFt	1,243 SqFt	1,243 SqFt	1,243 SqFt
Unit SqFt Source	Not Measured	Not Measured	Not Measured	Measured
Unit Bedrooms	2	2	2	2
Unit Baths Full	1	1	1	1
Unit Baths Half	1	1	1	1
Unit Total Rooms	4	4	4	4
Unit Access Features	Parking	Parking	Parking	Parking

ESTIMATED ANNUAL EXPENSES & INCOME:

APPROX. 4,972 SQFT BLDG.
APPROX. 0.36 ACRE LOT

- **BUILT 1972**
- **4 - 2 BD, 1.5 BA UNITS**
- **EACH UNIT - 1 CAR GARAGE**
PLUS CARPORT
- **TENANTS PAY PG&E**
- **OWNER PAYS WATER/GARBAGE**

Est. Management	\$ 3,423.00
Est. Misc Expenses	\$ 950.00
Est. Maintenance Expense	\$ 1,200.00
Est. Taxes	\$ 8,700.00
Est. Utilities Expenses	\$ 2,255.00
Est. Insurance Expense	\$ 2,190.00
Est. Total Annual Expenses	\$18,718.00
Est. Monthly Expenses	\$ 1,559.83
Gross Scheduled Income	\$80,940.00
Monthly Income	\$ 6,745.00
Est. Annual Net Income	\$62,222.00

JOCELYNE MONELLO
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EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED