

Investment Information **FRANCIA**

Units	Address	City	State	Zip
20	1410 French Street	Santa Ana	CA	92701
Price	Cost/Unit	Current GRM	Current CAP	Year Built
\$2,650,000	\$132,500	13.13	4.49%	1977
Down Payment	Percent	Level GRM	Level CAP	Bldg. Sq. Ft.
\$1,323,541	50%	12.75	4.71%	9,460
APN	Market GRM	Market CAP		
398-134-27	12.58	4.82%		
Loan Amount	Terms			
\$1,326,459	6.0% Interest, fixed for 5 yrs. Call Jackson Cloak at 714-908-5100 for a quote to maximize leverage or increase cash flow.			

ESTIMATED ANNUALIZED OPERATING DATA:	CURRENT	LEVEL	MARKET
Potential Rental Income:	\$196,368	\$202,320	\$205,200
Less Vacancy:	3% (\$5,891)	3% (\$6,070)	3% (\$6,156)
Effective Rental Income:	\$190,477	\$196,250	\$199,044
Parking & Laundry Income:	\$5,464	\$5,464	\$5,464
Scheduled Gross Income:	\$195,941	\$201,714	\$204,508
Less Operating Expenses:	40% (\$76,905)	39% (\$76,905)	39% (\$76,905)
Net Operating Income:	\$119,036	\$124,809	\$127,603
Less Debt Service:	(\$95,433)	(\$95,433)	(\$95,433)
Pre-Tax Cash Flow:	\$23,603	\$29,376	\$32,170
Cash on Cash Return:	1.78%	2.22%	2.43%
Principal Reduction:	\$16,289	\$16,289	\$16,289
Total Return:	3.01%	3.45%	3.66%

SCHEDULED INCOME:									
# Units	Type	Unit Sq. Ft.	Average Rent	Current Income	Level Rent	Level Income	Market Rent	Market Income	
16	0+1	450	\$799	\$12,784	\$830	\$13,280	\$830	\$13,280	
4	1+1	565	\$895	\$3,580	\$895	\$3,580	\$955	\$3,820	
Total Monthly Rental Income:				\$16,364		\$16,860		\$17,100	

ESTIMATED ANNUALIZED OPERATING EXPENSES:			
Projected Taxes:	\$28,168 (Forecast)	Expense Percentage:	40%
Insurance: (\$275 per Unit)	\$5,512 (Actual)	Expenses/Unit:	\$3,845
Repairs/Maint: (\$200 per Unit)	\$4,000 (Forecast)	Expenses/Sq. Ft.:	\$8.13
Off Site Mgmt.: (5% of SGI)	\$9,797 (Forecast)		
On Site Mgmt.: (\$20/unit/month)	\$4,800 (Forecast)		
Pest : (\$52 per Month)	\$624 (Actual)		
Water: (\$339 per Unit)	\$6,777 (Actual)		
Trash: (\$202 per Unit)	\$4,031 (Actual)		
Landscape: (\$133 per Month)	\$1,599 (Actual)		
Electric: (\$98 per Unit)	\$1,970 (Actual)		
Gas: (\$281 per Unit)	\$5,627 (Actual)		
Reserves/Misc: (\$200 per Unit)	\$4,000 (Forecast)		
TOTAL:	\$76,905		

Please Note:
1. Taxes are calculated at a rate of 1.1%.

HIGHLIGHTS
 Individually Metered for Gas & Electric
 Remodeled/All New Decking
 New Paint and Landscape
 Gated Entry/Secure Building
 Parking Garage and Individual Garages
 New AC/Heating in all Units
 Newer Roof- Only 4 Years Old
 All New Energy Efficient Lighting

FOR MORE INFORMATION CONTACT:
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