

Investment Information **CENTURY SOUTH**

Units	Address	City	State	Zip
24	1005, 1009 S. Standard	Santa Ana	CA	92701
Price	Cost/Unit	Current GRM	Current CAP	Year Built
\$3,300,000	\$137,500	12.55	4.78%	1960
Down Payment	Percent	Level GRM	Level CAP	Bldg. Sq. Ft.
\$1,630,648	49%	12.17	5.09%	13,808
APN	Market GRM	Market CAP		
011-251-07, 08	11.54	5.51%		
Loan Amount	Terms			
\$1,669,352	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:	\$253,487	\$261,600	\$276,480
Less Vacancy:	3% (\$7,605)	3% (\$7,848)	3% (\$8,294)
Effective Rental Income:	\$245,882	\$253,752	\$268,186
Parking & Laundry Income:	\$9,520	\$9,520	\$9,520
Scheduled Gross Income:	\$255,402	\$263,272	\$277,706
Less Operating Expenses:	37% (\$97,577)	36% (\$95,338)	35% (\$95,915)
Net Operating Income:	\$157,825	\$167,934	\$181,790
Less Debt Service:	(\$120,103)	(\$120,103)	(\$120,103)
Pre-Tax Cash Flow:	\$37,722	\$47,831	\$61,687
Cash on Cash Return:	2.31%	2.93%	3.78%
Principal Reduction:	\$20,499	\$20,499	\$20,499
Total Return:	3.57%	4.19%	5.04%

SCHEDULED INCOME:									
# Units	Type	Unit Sq. Ft.	Average Rent	Current Income	Level Rent	Level Income	Market Rent	Market Income	
16	1+1	540	\$868	\$13,890	\$900	\$14,400	\$955	\$15,280	
8	1+1	646	\$904	\$7,234	\$925	\$7,400	\$970	\$7,760	
<b>Total Monthly Rental Income:</b>				<b>\$21,124</b>		<b>\$21,800</b>		<b>\$23,040</b>	

ESTIMATED ANNUALIZED OPERATING EXPENSES:			
Projected Taxes:	\$35,078 (Forecast)	Expense Percentage:	37%
Insurance: (\$217 per Unit)	\$5,222 (Actual)	Expenses/Unit:	\$4,066
Repairs/Maint: (\$200 per Unit)	\$4,800 (Forecast)	Expenses/Sq. Ft.:	\$7.07
Off Site Mgmt.: (5% of SGI)	\$12,770 (Forecast)		
On Site Mgmt.: (\$20/unit/month)	\$5,760 (Forecast)		
Pest : (\$72 per Month)	\$858 (Actual)		
Water: (\$431 per Unit)	\$10,343 (Actual)		
Trash: (\$191 per Unit)	\$4,598 (Actual)		
Landscape: (\$200 per Month)	\$2,400 (Actual)		
Electric: (\$170 per Unit)	\$4,068 (Actual)		
Gas: (\$287 per Unit)	\$6,880 (Actual)		
Reserves/Misc: (\$200 per Unit)	\$4,800 (Forecast)		
<b>TOTAL:</b>	<b>\$97,577</b>		

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

**HIGHLIGHTS**  
Two Buildings; Two Parcels  
Individually Metered Electric  
Remodeled Kitchens & Baths, New Windows  
Walk-in Closets  
All New Energy Efficient Lighting

**FOR MORE INFORMATION CONTACT:**  
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