

Investment Information **CENTURY WEST**

Units	Address	City	State	Zip
20	130,140 W. Hoover	Orange	CA	92867
Price	Cost/Unit	Current GRM	Current CAP	Year Built
\$2,775,000	\$138,750	11.71	5.42%	1961
Down Payment	Percent	Level GRM	Level CAP	Bldg. Sq. Ft.
\$1,155,921	42%	11.18	5.81%	12,800
APN	Market GRM	Market CAP		
375-283-06,07	11.01	5.95%		
Loan Amount	Terms			
\$1,619,079	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:	\$228,408	\$239,760	\$243,600
Less Vacancy:	3% (\$6,852)	3% (\$7,193)	3% (\$7,308)
Effective Rental Income:	\$221,556	\$232,567	\$236,292
Parking & Laundry Income:	\$8,519	\$8,519	\$8,519
Scheduled Gross Income:	\$230,075	\$241,086	\$244,811
Less Operating Expenses:	33% (\$79,768)	32% (\$79,768)	30% (\$79,768)
Net Operating Income:	\$150,307	\$161,318	\$165,043
Less Debt Service:	(\$116,486)	(\$116,486)	(\$116,486)
Pre-Tax Cash Flow:	\$33,821	\$44,832	\$48,557
Cash on Cash Return:	2.93%	3.88%	4.20%
Principal Reduction:	\$19,882	\$19,882	\$19,882
Total Return:	4.65%	5.60%	5.92%

SCHEDULED INCOME:									
# Units	Type	Unit Sq. Ft.	Average Rent	Current Income	Level Rent	Level Income	Market Rent	Market Income	
16	1+1	554	\$914	\$14,624	\$950	\$15,200	\$970	\$15,520	
4	2+1	986	\$1,103	\$4,410	\$1,195	\$4,780	\$1,195	\$4,780	
Total Monthly Rental Income:				\$19,034		\$19,980		\$20,300	

ESTIMATED ANNUALIZED OPERATING EXPENSES:			
Projected Taxes:	\$28,364 (Forecast)	Expense Percentage:	33%
Insurance: (\$224 per Unit)	\$4,478 (Actual)		
Repairs/Maint: (\$200 per Unit)	\$4,000 (Forecast)	Expenses/Unit:	\$3,988
Off Site Mgmt.: (5% of SGI)	\$11,504 (Forecast)		
On Site Mgmt.: (\$20/unit/month)	\$4,800 (Forecast)	Expenses/Sq. Ft.:	\$6.23
Pest : (\$49 per Month)	\$588 (Actual)		
Water: (\$390 per Unit)	\$7,797 (Actual)		
Trash: (\$116 per Unit)	\$2,313 (Actual)		
Landscape: (\$132 per Month)	\$1,815 (Actual)		
Electric: (\$254 per Unit)	\$5,082 (Actual)		
Gas: (\$251 per Unit)	\$5,027 (Actual)		
Reserves/Misc: (\$200 per Unit)	\$4,000 (Forecast)		
TOTAL:	\$79,768		

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

- HIGHLIGHTS**
- Individually Metered Electric
 - Security Gated
 - New Paint, New Windows
 - Enclosed Garages with New Doors
 - New Expanded Laundry Room
 - New Laundry Equipment
 - Walk in Closets
 - All New Energy Efficient Lighting

FOR MORE INFORMATION CONTACT:
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