


Investment Information

Units	Address	City	State	Zip		
8	2008 E. Chapman Avenue	Fullerton	CA	92832		
Price	Cost/Unit	Current GRM	Current CAP	Year Built		
\$1,070,000	\$133,750	12.35	4.87%	1960		
Down Payment	Percent	Market GRM	Market CAP	Bldg. Sq. Ft.		
\$428,000	40%	11.73	5.48%	4,800		
Loan Amount	Loan Terms					
\$642,000	60% LTV 3 Year Fixed 30 Year Amort.					
ESTIMATED ANNUALIZED OPERATING DATA:			CURRENT	Market		
Potential Rental Income:			\$84,180	\$91,200		
Less Vacancies:			3% (\$2,525)	3% (\$2,736)		
Effective Rental Income:			\$81,655	\$88,464		
Less Laundry Income:			\$1,440	\$1,440		
Sundry Income:			\$83,095	\$89,904		
Less Operating Expenses:			38% (\$30,971)	35% (\$31,311)		
Net Operating Income:			\$52,124	\$58,593		
Less Management Service:			(\$47,685)	(\$47,685)		
Pre-Paid Cash Flow:			\$4,439	\$10,908		
Cash on Cash Return:			1.04%	2.55%		
Principal Reduction:			\$7,452	\$7,452		
Total Return:			2.78%	4.29%		
SCHEDULED INCOME:						
# Units	Type		Current Rent	Current Income	Market Rent	Market Income
6	1+1		\$920	\$5,520	\$950	\$5,700
1	1+1		\$895	\$895	\$950	\$950
1	1+1	Manager	\$600	\$600	\$950	\$950
Total Monthly Rental Income:				\$7,015		\$7,600
ESTIMATED ANNUALIZED OPERATING EXPENSES:						
Projected Taxes:	\$11,770	(New Buyer)				
Insurance: (\$340 per Unit)	\$2,720	(Forecast)	Expense Percentage:	38%		
Repairs/Maint: (\$200 per Unit)	\$1,600	(Forecast)				
Off Site Mgmt.: (5% of SGI)	\$4,155	(Forecast)	Expenses/Unit:	\$3,871		
Water:	\$5,880	(Actual)				
Trash:	\$384	(Actual)	Expenses/Sq. Ft.:	\$6.45		
Electric:	\$422	(Actual)				
Gas:	\$2,000	(Actual)				
Reserves/Misc.: (\$150 per Unit)	\$1,200	(Forecast)				
Landscaping	\$840	(Forecast)				
TOTAL:	\$30,971					
PROPERTY HIGHLIGHTS Individually Metered for Gas & Electric Garages Well Maintained Property						
FOR MORE INFORMATION CONTACT: (949) 553-0204 Ext. @healstone.com						

SOLD

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

