

Investment Information

Units	Address	City	State	Zip		
6	2558 Orange Ave	Costa Mesa	CA	92627		
Price	Cost/Unit	Current GRM	Current CAP	Year Built		
\$3,000,000	\$500,000	22.52	2.98%	1983		
Down Payment	Percent	Market GRM	Market CAP	Bldg. Sq. Ft.		
\$2,000,000	67%	19.84	3.56%	8,505		
Loan Amount	Loan Terms			Lot Sq. Ft.		
\$1,000,000	5 Year Fixed Rate Loan Am	10 Years @ 6.225%		18,730		
ESTIMATED ANNUALIZED OPERATING DATA:				CURRENT	MARKET	
Potential Rental Income:				\$133,200	\$151,200	
Vacation Income:				(\$3,996)	3%	
Effective Rent:				\$129,204	\$146,664	
Gross Income:				\$129,204	\$146,664	
Less Operating Expenses:				31% (\$39,900)	27% (\$39,900)	
Operating Income:				\$89,304	\$106,764	
Property Taxes:				(\$73,691)	(\$73,691)	
Principal Payment:				\$15,613	\$33,073	
Cash Return:				0.78%	1.65%	
Capital Reduction:				\$11,773	\$11,773	
Total Return:				1.37%	2.24%	
SCHEDULED INCOME:						
# Units	Type	Unit Sq. Ft.	Current Rent	Current Income	Market Rent	Market Income
1	3+2.5	1,417	\$1,900	\$1,900	\$2,100	\$2,100
2	3+2.5	1,417	\$1,750	\$1,750	\$2,100	\$2,100
3	3+2.5	1,417	\$1,850	\$1,850	\$2,100	\$2,100
4	3+2.5	1,417	\$1,850	\$1,850	\$2,100	\$2,100
5	3+2.5	1,417	\$1,850	\$1,850	\$2,100	\$2,100
6	3+2.5	1,417	\$1,900	\$1,900	\$2,100	\$2,100
Total Monthly Rental Income:				\$11,100	\$12,600	
ESTIMATED ANNUALIZED OPERATING EXPENSES:						
Projected Taxes:	\$33,000 (Forecast)					
Insurance: (\$340 per Unit)	\$2,040 (Forecast)	Expense Percentage:	31%			
Water:(\$25 per mo)	\$300 (Actual)	Expenses/Unit:	\$6,650			
Trash:(\$140 per mo.)	\$1,680 (Actual)	Expenses/Sq. Ft.:	\$4.69			
Electric:(\$20 per mo.)	\$240 (Actual)					
Landscaping: (\$220 per month)	\$2,640 (Actual)					
TOTAL:	\$39,900					
<div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Please Note: 1. Taxes are calculated at a rate of 1.1% . </div>						
<div style="background-color: #000080; color: white; padding: 10px; text-align: center;"> PROPERTY HIGHLIGHTS 6 Townhome Style Condo's Attached Garages Individual Meters for Gas, Electric & Water Washer & Dryer Hookups Each Unit Has Separate APN # </div>						
<div style="background-color: #ffff00; padding: 10px; text-align: center;"> FOR MORE INFORMATION CONTACT: Patrick Di/caprio (949) 553-0204 Ext. 205 pdicaprio@healstone.com </div>						

