


Investment Information

| Units | Address | City | State | Zip | |
|--|---|--|-----------------|-----------------|---------------|
| 32 | 12562/12558 Nelson | Garden Grove | CA | 92840 | |
| Price | Cost/Unit | Current GRM | Current CAP | Year Built | |
| \$5,600,000 | \$175,000 | 12.20 | 4.97% | 1986 | |
| Down Payment | Percent | Market GRM | Market CAP | Bldg. Sq. Ft. | |
| \$2,409,145 | 43% | 12.13 | 5.01% | 28,934 | |
| Loan Amount | Loan Terms | | | Lot. Sq. Ft. | |
| \$3,190,855 | 54% LTV at 6.2% Interest, Pay for 30 years, 30/30 | | | 53,152 | |
| ESTIMATED ANNUALIZED OPERATING DATA: | | | CURRENT | MARKET | |
| Potential Rental Income: | | | \$459,000 | \$461,712 | |
| Effective Vacancy: | | | (\$13,770) | 3% (\$13,851) | |
| Effective Gross Income: | | | \$445,230 | \$447,861 | |
| Other Income: | | | \$0 | \$0 | |
| Schedule B Other Income: | | | \$966 | \$966 | |
| Operating Expenses: | | | \$446,196 | \$448,827 | |
| Operating Expense Ratio: | | | 38% (\$168,081) | 38% (\$168,081) | |
| Operating Profit: | | | \$278,115 | \$280,746 | |
| Debt Service: | | | (\$234,515) | (\$234,515) | |
| Pre-tax Cash Flow: | | | \$43,600 | \$46,231 | |
| Cash-on-Cash Return: | | | 1.81% | 1.92% | |
| Principal Reduction: | | | \$37,743 | \$37,743 | |
| Total Return: | | | 3.38% | 3.49% | |
| SCHEDULED INCOME: | | | | | |
| # Units | Type | Current Rent | Current Income | Market Rent | Market Income |
| 4 | 1 + Den | \$1,045 | \$4,180 | \$1,045 | \$4,180 |
| 1 | 1 + Den | \$1,075 | \$1,075 | \$1,045 | \$1,045 |
| 16 | 2+1 | \$1,145 | \$18,320 | \$1,141 | \$18,256 |
| 5 | 2+2 | \$1,195 | \$5,975 | \$1,217 | \$6,085 |
| 6 | 3+2 | \$1,450 | \$8,700 | \$1,485 | \$8,910 |
| Total Monthly Rental Income: | | | \$38,250 | \$38,476 | |
| ESTIMATED ANNUALIZED OPERATING EXPENSES: | | | | | |
| Projected Taxes: | \$61,600 (Forecast) | | | | |
| Insurance: (\$340 per Unit) | \$10,880 (Forecast) | Expense Percentage: | 38% | | |
| Repairs/Maint: (\$200 per Unit) | \$6,400 (Forecast) | Expenses/Unit: | \$5,253 | | |
| Off Site Mgmt.: (6% of SGI) | \$26,772 (Forecast) | Expenses/Sq. Ft.: | \$5.81 | | |
| On Site Mgmt.: (\$40/unit/mo.) | \$15,360 (Forecast) | | | | |
| Water: | \$9,029 (Actual) | | | | |
| Trash: | \$6,565 (Actual) | | | | |
| Electric: | \$7,669 (Actual) | | | | |
| Gas: | \$9,685 (Actual) | | | | |
| Gardening: | \$5,255 (Actual) | | | | |
| Pool: | \$1,156 (Actual) | | | | |
| Elevator: | \$1,310 (Actual) | | | | |
| Reserves/Misc.: (\$200 per Unit) | \$6,400 (Forecast) | | | | |
| TOTAL: | \$168,081 | | | | |
| PROPERTY HIGHLIGHTS Individual Electric 2 Car Garages Gated Entry Pitched Roof/Balconies/Fireplaces | |  | | | |
| FOR MORE INFORMATION CONTACT: (949) 553-0204 Ext. @healstone.com | | | | | |

SOLD

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

