


Investment Information

Units	Address	City	State	Zip
30	1000,1010,1018 S. Malden Ave	Fullerton	CA	92832
Price	Cost/Unit	Current GRM	Current CAP	Year Built
\$3,840,000	\$128,000	11.03	6.03%	1960
Down Payment	Percent			Bldg. Sq. Ft.
\$1,152,000	30%			18,423
Loan Amount	Loan Terms (subject to change)			Lot Sq. Ft.
\$2,688,000	70% LTV 3 Year Fixed @ 6.75%, 30 Year			35,186
ESTIMATED ANNUALIZED OPERATING DATA:				CURRENT
Potential Rental Income:				\$348,000
Lease Loss:				3% (\$10,440)
Effective Rental Income:				\$337,560
Landscaping Income:				\$3,580
Scheduled Gross Income:				\$341,140
Less Operating Expenses: (w/ Service Management & Reserves)				32% (\$109,533)
Operating Income:				\$231,607
Pre-tax Cash Flow:				\$30,899
Cash on Cash Return:				2.68%
Principal Amortization:				\$30,337
Total Return: (Not Counting Appreciation)				5.32%
SCHEDULED INCOME:				
# Units	Type	Current Rent	Current Income	
13	1+1	\$995	\$12,935	
1	1+1	\$975	\$975	
14	1+1	\$950	\$13,300	
2	1+1	\$895	\$1,790	
Total Monthly Rental Income:			\$29,000	
ESTIMATED ANNUALIZED OPERATING EXPENSES:				
Proj. Taxes: (at Full List price)	\$42,240 (New Buyer)			
Insurance: (\$340 per Unit)	\$10,200 (Forecast)	Expense Percentage:	32%	
Repairs/Maint: (\$200 per Unit)	\$6,000 (Forecast)			
Off Site Mgmt.: (5% of SGI)	\$17,057 (Forecast)	Expenses/Unit:	\$3,651	
On Site Mgmt.: (\$20/unit/mo.)	\$7,200 (Forecast)			
Water:	\$14,400 (Actual)	Expenses/Sq. Ft.:	\$5.95	
Trash:	\$1,536 (Actual)			
Electric:	\$1,800 (Actual)			
Gas:	\$2,800 (Actual)			
Reserves/Misc.: (\$150/ Unit)	\$4,500 (Forecast)			
Landscaping	\$1,800 (Forecast)			
TOTAL:	\$109,533			
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>Please Note: 1. Taxes are calculated at a rate of 1.1% .</p> </div>				
<div style="background-color: #000080; color: white; padding: 10px;"> <p>PROPERTY HIGHLIGHTS Individually Metered Electric New Rails & Stairs, New Paint New Garage Doors, New Windows New Landscape</p> </div>				
<div style="background-color: #ffff00; border: 1px solid black; padding: 10px;"> <p>FOR MORE INFORMATION CONTACT: Charlie Kennedy 949-553-0204 ext. 220 ckennedy@healstone.com</p> </div>				

