

Investment Information

Units	Address	City	State	Zip	
9	1041 W. Richland St.	Santa Ana	CA	92703	
Price	Cost/Unit	Current GRM	Current CAP	Year Built	
\$1,289,000	\$143,222	12.41	5.76%	1986	
Down Payment	Percent	Market GRM	Market CAP	Bldg. Sq. Ft.	
\$341,289	26%	11.49	6.39%	6,200	
Loan Amount	Loan Terms			Lot Sq. Ft.	
\$947,711	74% LTV @ 5.5% fixed for 5 years 30/30			9,585	
ESTIMATED ANNUALIZED OPERATING DATA:		CURRENT	MARKET		
Potential Rental Income:		\$103,860	\$112,200		
Less Vacancy:	3%	(\$3,116)	3% (\$3,366)		
Effective Rental Income:		\$100,744	\$108,834		
Laundry Income:		\$720	\$720		
Parking Income:		\$1,800	\$1,800		
Scheduled Gross Income:		\$103,264	\$111,354		
Less Operating Expenses:	29%	(\$28,999)	27% (\$28,999)		
Net Operating Income:		\$74,265	\$82,355		
Less Debt Service:		(\$61,187)	(\$61,187)		
Pre-Tax Cash Flow:		\$13,078	\$21,168		
Cash on Cash Return:		3.83%	6.20%		
Principal Reduction:		\$11,240	\$11,240		
Total Return:		7.13%	9.50%		
SCHEDULED INCOME:					
# Units	Type	Current Rent	Current Income	Market Rent	Market Income
7	1+1	\$895	\$6,265	\$950	\$6,650
2	2+2	\$1,195	\$2,390	\$1,350	\$2,700
Total Monthly Rental Income:			\$8,655		\$9,350
ESTIMATED ANNUALIZED OPERATING EXPENSES:					
Projected Taxes:	\$14,179 (New Buyer)				
Insurance:	\$3,000 (Actual)	Expense Percentage:	29%		
Repairs/Maint: (\$150 per Unit)	\$1,350 (Forecast)	Expenses/Unit:	\$3,222		
Gas:	\$240 (Actual)	Expenses/Sq. Ft.:	\$4.68		
Landscaping:	\$2,400 (Actual)				
Water:	\$4,200 (Actual)				
Trash:	\$1,800 (Actual)				
Electric:	\$480 (Actual)				
Reserves/Misc.: (\$150 per Unit)	\$1,350 (Forecast)				
TOTAL:	\$28,999				

Please Note:

1. Taxes are calculated at a rate of 1.1% .

PROPERTY HIGHLIGHTS

MOTIVATED SELLER!!!! Great rental location
 1986 Construction!! 6.39% Pro-forma CAP rate
 Upside in rents / Fire sprinklers
 100% Occupied / On-site laundry
 Individually metered for Gas and Electric
 Gated complex with secured carports
 Adjacent to Pio Pico Elementary School
 and Boys & Girls Club

FOR MORE INFORMATION CONTACT:

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