

Investment Information

Units	Address	City	State	Zip
12	409 & 415 E. Pine St.	Santa Ana	CA	92701
Price	Cost/Unit	Current GRM	Current CAP	Year Built
\$1,900,000	\$158,333	11.92	5.58%	1983
Down Payment	Percent	Market GRM	Market CAP	Bldg. Sq. Ft.
\$900,000	47%	11.33	5.99%	10,448
Loan Amount	Loan Terms			Lot Sq. Ft.
\$1,000,000	5.9% 5 Year Fixed Rate Loan amortized over 30 Years			14,000

Contact Jackson Cloak from EverBank to maximize leverage or cash flow: (714) 908-5100

ESTIMATED ANNUALIZED OPERATING DATA:		CURRENT	MARKET
Potential Rental Income:		\$159,360	\$167,760
Less Vacancy:	3%	(\$4,781)	3% (\$5,033)
Effective Rental Income:		\$154,579	\$162,727
Laundry Income:		\$2,880	\$2,880
Scheduled Gross Income:		\$157,459	\$165,607
Less Operating Expenses:	33%	(\$51,372)	32% (\$51,860)
Net Operating Income:		\$106,088	\$113,747
Less Debt Service:		(\$71,176)	(\$71,176)
Pre-Tax Cash Flow:		\$34,912	\$42,571
Cash on Cash Return:		3.88%	4.73%
Principal Reduction:		\$12,511	\$12,511
Total Return:		5.27%	6.12%

SCHEDULED INCOME:							
# Units	Type	Unit Sq. Ft.	Current Rent	Current Income	Market Rent	Market Income	
4	1+1	600	\$950	\$3,800	\$995	\$3,980	
8	2+1	700	\$1,185	\$9,480	\$1,250	\$10,000	
Total Monthly Rental Income:				\$13,280		\$13,980	

ESTIMATED ANNUALIZED OPERATING EXPENSES:			
Projected Taxes:	\$20,900 (Forecast)		
Insurance: (\$340 per Unit)	\$4,080 (Forecast)	Expense Percentage:	33%
Repairs/Maint: (\$200 per Unit)	\$2,400 (Forecast)		
Off Site Mgmt.: (6% of SGI)	\$9,448 (Forecast)	Expenses/Unit:	\$4,281
Water: (\$522 per mo.)	\$6,264 (Actual)		
Trash: (\$454 per mo.)	\$5,448 (Actual)	Expenses/Sq. Ft.:	\$4.92
Electric: (\$97 per mo.)	\$1,164 (Actual)		
Gas: (\$79 per mo.)	\$948 (Actual)		
Landscaping: (\$60 per mo.)	\$720 (Actual)		
TOTAL:	\$51,372		

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

PROPERTY HIGHLIGHTS
 High Demand Rental Area
 Close to Schools & Shopping
 Individually Metered for Gas & Electric
 2 Contiguous 6 Unit Parcels

FOR MORE INFORMATION CONTACT:
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