Nathan Diones Direct: 909.709.3781

Email: broker@regioncy.com

## Apartment Building - Operating Information

Property Address: 545 N 2nd Street, Banning, CA 92220

Down Payment:   20%   \$151,000   Interest Rate:   7.00%   Term/yrs:   30	Summary Existing Assumable Loan								
Number of units:   6	Price: Estimated Sales Price	ee \$755,000 ±		First Loan Amount:		\$604,000 New			
Corrent GRM:   20.43	3	\$151,000	'	Interest Rate:		7.00%	Term/yrs:	30	
Market GRM:		6		Payment		\$4,018.43			
Market GRM:			I						
Market CAP:		20.43							
Market CAP:	Market GRM:	6.96	ı						
Approx. Lot Size:   1949   ±   1,5553   3,090   *Estimated.	Current CAP:	2.18%							
Approx. Lot Size: Approx. Gross SF: 3,090 *Estimated.  Annualized Operating Data    Current Existing Rents   \$36,960   \$108,480     Vacancy Rate Reserve:   1,848   5%   5,424   5%   1   Gross Operating Income:   16,473   18,639   17%   1   Loan Payments:   48,221   48,221   48,221     Pre Tax Cash Flows:   -31,748   -21,03%   2   Principal Reduction:   5,941   -24,807   -17,09%   2   As a percent of Scheduled Gross Income   2-48,807   -17,09%   2   As a percent of Down Payment	Market CAP:	11.18%			0.34				
Annualized Operating Data	Year Built / Age:	1949	土	DCR	1.75				
Current Existing Rents   S36,960   S108,480   S108,48									
Current Existing Rents   S36,960   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,64	Approx. Gross SF:	3,090	*Estimated.						
Current Existing Rents   S36,960   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,640   \$108,64	Annualized Operating Date								
Scheduled Gross Income:   \$36,960   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,480   \$108,4	Annuanzed Operating Data	Current Existing Danta		Market / Drofe		orma Rants			
Vacancy Rate Reserve:   1,848   5%   5,424   5%   1   103,056	Scheduled Gross Income:		ing Kents			oi ma ixents			
Sepanse   Sepa			50%	1		5% 1			
Take   Septenses   18,639   50%   18,639   17%   18,639   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   18,649   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%   17%	· ·	1	570		*	370			
Net Operating Income:	• •		50%	1		17% 1			
A	•		2070			1770			
Pre Tax Cash Flows:         -31,748         -21.03%         2         36,196         23.97%         2           Principal Reduction:         5,941         5,941         5,941         5,941         5,941         5,941         1         Total Return Before Taxes:         -25,807         -17.09%         2         42,137         27.91%         2         2         42,137         27.91%         2         36,196         23.97%         2         2         42,137         27.91%         2         2         42,137         27.91%         2         2         42,137         27.91%         2         2         42,137         27.91%         2         3         4         2         42,137         27.91%         2         2         42,137         27.91%         2         2         42,137         27.91%         2         2         42,137         27.91%         2         2         42,137         27.91%         2         2         42,137         27.91%         2         2         42,137         27.91%         2         42,137         27.91%         2         42,137         27.91%         42,137         27.91%         42,137         27.91%         42,137         27.91%         42,137         27.91%									
Principal Reduction:		1	-21 03%	2		23 97% 2			
As a percent of Scheduled Gross Income		1	21.05 / 0			23.5170			
As a percent of Scheduled Gross Income	=	1	-17.09%	2		27.91% <sup>2</sup>			
Current Rents   Proforma Rents   Estimated   Taxes   Sy,815   Insurance   St,400   Total Expenses   St,560,00   Sy,040,00	,		1700770	Information conta			urces deemed to		
Current Rents	As a percent of Down Payment								
Unit # Unit Mix         Monthly Income         Taxes         \$9,815           Unit 1         1 + 1         FIRE         \$1,400.00         Water         \$371           Unit 2         1 + 1         FIRE         \$1,560.00         Trash         \$2,400           Unit 3         1 + 1         \$1,560.00         Trash         \$2,400           Unit 4         1 + 1         \$1,540.00         \$1,560.00         Sewer         \$2,400           Unit 6         1 + 1         \$1,540.00         \$1,560.00         Business License         \$53           Total Scheduled Rent:         \$3,080.00         \$9,040.00         \$1,560.00         Total Expenses:         \$18,639           Annualized Scheduled Gross Income:         \$36,960         \$108,480         Per Net Sq. Ft:         \$6.03	Scheduled Income					•			
Monthly Income   Monthly Income   Insurance   \$2,400	Their H Their Miles	Current Rents		Proforma Rents				¢0.01 <i>5</i>	
Unit 1       1+1       FIRE         Unit 2       1+1       FIRE         Unit 3       1+1       \$ 1,400.00       Landscape       \$1,200         Unit 4       1+1       \$ 1,560.00       Trash       \$2,400         Unit 5       1+1       \$ 1,540.00       \$ 1,560.00       Business License       \$53         Unit 6       1+1       \$ 1,540.00       \$ 1,560.00       \$ 9,040.00       Business License       \$53         Monthly Scheduled Gross Income:       \$ 3,080.00       \$ 9,040.00       Total Expenses:       \$18,639         Annualized Scheduled Gross Income:       \$ 36,960       \$108,480       Per Net Sq. Ft:       \$6.03	Unit # Unit Mix	Monthl	v Income	Monthl					
Unit 2       1 + 1       FIRE         Unit 3       1 + 1       \$ 1,400.00       Landscape       \$1,200         Unit 4       1 + 1       \$ 1,560.00       Trash       \$2,400         Unit 5       1 + 1       \$ 1,540.00       \$ 1,560.00       Business License       \$53         Unit 6       1 + 1       \$ 1,540.00       \$ 1,560.00       \$ 9,040.00         Total Scheduled Rent:       \$ 3,080.00       \$ 9,040.00       Total Expenses:       \$18,639         Other Income       \$ 3,080       \$ 108,480       Per Net Sq. Ft:       \$6.03	Unit 1 1+1 FIRE	Wionth	y income	Wionem					
Unit 3       1 + 1       \$ 1,560.00       Trash       \$2,400         Unit 4       1 + 1       \$ 1,560.00       Sewer       \$2,400         Unit 5       1 + 1       \$ 1,540.00       \$ 1,560.00       Business License       \$53         Unit 6       1 + 1       \$ 3,080.00       \$ 9,040.00       Total Scheduled Gross Income:       \$ 3,080.00       \$ 9,040.00       Total Expenses:       \$ 18,639         Monthly Scheduled Gross Income:       \$ 36,960       \$ 108,480       Per Net Sq. Ft:       \$ 6.03									
Unit 4       1 + 1       \$ 1,560.00       Sewer       \$2,400         Unit 5       1 + 1       \$ 1,540.00       \$ 1,560.00       Business License       \$53         Unit 6       1 + 1       \$ 3,080.00       \$ 9,040.00       Total Scheduled Gross Income:       \$ 3,080       \$ 9,040.00       Total Expenses:       \$ 18,639         Monthly Scheduled Gross Income:       \$ 36,960       \$ 108,480       \$ 108,480       Per Net Sq. Ft:       \$ 6.03									
Unit 5       1 + 1       \$ 1,540.00       \$ 1,560.00       Business License       \$53         Unit 6       1 + 1       \$ 1,540.00       \$ 1,560.00       \$ 1,560.00         Total Scheduled Rent:       \$ 3,080.00       \$ 9,040.00       \$ 9,040.00         Other Income       \$ 3,080       \$ 9,040       Total Expenses:       \$ 18,639         Annualized Scheduled Gross Income:       \$ 36,960       \$ 108,480       Per Net Sq. Ft:       \$ 6.03									
Total Scheduled Rent:  S 3,080.00  Other Income  Monthly Scheduled Gross Income:  Annualized Scheduled Gross Income:  \$ 3,080  \$ 9,040.00  Total Expenses: \$18,639  Per Net Sq. Ft: \$6.03			\$ 1,540.00				se		
Other Income  Monthly Scheduled Gross Income:  Annualized Scheduled Gross Income:  \$3,080 \$9,040 Total Expenses: \$18,639 \$108,480 Per Net Sq. Ft: \$6.03	Unit 6 1 + 1		\$ 1,540.00		\$ 1,560.00				
Monthly Scheduled Gross Income:\$3,080\$9,040Total Expenses:\$18,639Annualized Scheduled Gross Income:\$36,960\$108,480Per Net Sq. Ft:\$6.03	Total Scheduled Rent:		\$ 3,080.00		\$ 9,040.00				
Monthly Scheduled Gross Income:\$3,080\$9,040Total Expenses:\$18,639Annualized Scheduled Gross Income:\$36,960\$108,480Per Net Sq. Ft:\$6.03	Other Income								
Annualized Scheduled Gross Income: \$36,960 \$108,480 Per Net Sq. Ft: \$6.03			©3 <u>0</u> 90		\$0.040	Total Evnance	g•	\$18,630	
		ie:				-	3.		
Utilities Paid by Tenant: Electric, TV, Internet, Gas Per Unit: \$3,106	Utilities Paid by Tenant:					Per Unit:		\$3,106	