



Property Name	No. Units	Address		City	State
N/A	11	1960 Cedar Ave.		Long Beach	CA
Price	Cost/Unit	GRM:Actual	GRM:PF	Approx. SqFt	Lot Size
\$2,600,000	\$236,364	11.19	9.64	7,088	8,129
Down Payment	Percent Down	Cap Rate	Cap:PF	Cost/SqFt	Approx. Age
\$1,040,000	40.0%	5.34%	6.74%	\$366.82	1944

Proposed Financing				
1st Loan	Terms	Rate		Monthly Pmt
\$1,560,000	New 1st TD, Fixed @	5.60%	Fixed for 5 years	\$8,956

Annualized Operating Data				Estimated Expenses	
	Actual Rents	Market Rents			
Gross Scheduled Income	\$232,380	\$269,820		Taxes	\$32,500
Vacancy Allowance 3.0%	\$6,971	\$8,095		Utilities	\$16,800
Gross Operating Income	\$225,409	\$261,725		Insurance	\$8,500
Operating Expenses	\$86,459	\$86,459		Landscaping/Janitorial	\$1,950
Net Operating Income (NOI)	\$138,949	\$175,266		Legal/Permits	\$820
Debt Service (P+I)	\$107,468	\$107,468		Maintenance & Repair	\$11,619
Gross Spendable Income	\$31,482	\$67,798		Reserves	\$3,000
Plus: Principal Reduction	\$20,108	\$20,108		Professional Mngmt	\$11,270
Total Return	\$51,589	\$87,906			
				<b>Total Expenses</b>	<b>\$86,459</b>
Cash on Cash Return	3.03%	6.52%		Expenses as % of SGI	37.21%
Total Return	4.96%	8.45%		Expenses/Unit/Yr	\$7,860
Cap Rate	5.34%	6.74%		Expenses/Foot/Yr	\$12.20
Gross Rent Multiplier	11.19	9.64			

Rent Roll				
Unit No.	Unit Mix	Current Rent	Market Rent	Additional Info
1	2bd/1bth	\$1,885.00	\$2,000.00	
2	2bd/1bth	\$2,000.00	\$2,000.00	
3	2bd/1bth	\$1,760.00	\$2,000.00	
4	3bd/1bth	\$1,910.00	\$2,675.00	
5	2bd/1bth	\$1,735.00	\$2,000.00	
6	2bd/1bth	\$1,800.00	\$2,000.00	
7	2bd/1bth	\$1,850.00	\$2,000.00	
8	3bd/1bth	\$2,400.00	\$2,675.00	
9	1bd/1bth	\$1,570.00	\$1,795.00	
10	1bd/1bth	\$1,400.00	\$1,795.00	
11	Studio	\$1,005.00	\$1,495.00	
	Laundry Income	\$50.00	\$50.00	Parking 5 single car garages
	Parking Income	\$0.00	\$0.00	
	Monthly Scheduled Gross Income	\$19,365.00	\$22,485.00	
	Annual Scheduled Gross Income	\$232,380.00	\$269,820.00	
	Rent Per Sq. Ft.	\$2.73	\$3.17	

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.