



APARTMENT INVESTMENT INFORMATION

Address	City	Zip	Sub - Market	
1015 Chestnut Ave.	Carlsbad	92008	North County Coastal	
Price	CAP Rate		Year Built (Approx)	Bldge Sq. Ft. Price / Sq. Ft.
	Current	Market		
\$655,000	0.0%	4.9%	1984	1455 \$450

Estimated Average Monthly Income Analysis						Estimated Annual Operating Expenses			
No.	Sq Ft	Actual Rent	Total	Proforma Rent	Total	ACTUAL		PROFORMA	
Suite E3b	653	\$0	\$0	\$1,633	\$1,633	HOA	\$0	HOA	\$2,615
Suite E3	802	\$0	\$0	\$2,005	\$2,005	Mgt-On Site	\$0	Mgt-On Site	\$0
		\$0		\$0		Gas & Elec.	\$0	Gas & Elec.	\$1,800
		\$0		\$0		Wtr & Swr	\$0	Wtr & Swr	\$0
0	1455		\$0		\$3,638	Landscaping	\$0	Landscaping	\$0
						Trash	\$0	Trash	\$0
T-Mobile			\$0		\$0	Pest Control	\$0	Pest Control	\$0
ATT			\$0		\$0	Maintenance	\$0	Maintenance	\$0
Other Income:			\$0		\$0	Miscellaneous	\$0	Miscellaneous	\$0
Total Monthly Other Income:			\$0		\$0	Insurance	\$0	Insurance	\$0
Total Rental & Other Income:			\$0		\$3,638	Taxes	\$0	Taxes	\$7,336
						Annual	\$0	\$11,751	
						% of Income	#DIV/0!	27%	

Estimated Annual Cash Flow & Return Analysis				Financing Summary		
	Actual	Proforma				
Gross Rental Income	\$0	\$43,656	Downpayment:			\$655,000
Plus: Other Income	\$0	\$0				100%
Gross Scheduled Income	\$0	\$43,656	Interest Rate:	7.500%		
Less: Vacancy & CL	0%	\$0	Amortized over:	30	Years	
Gross Operating Income	\$0	\$43,656	Proposed Loan Amount:			\$0
Less: Operating Expenses	\$0	\$11,751	Loan Points:	1%		
Net Operating Income	\$0	\$31,905	Other Loan Costs:	\$2,000		
Less: 1st TD Payments	\$0	\$0	Debt Coverage Ratio:	Current:	Market:	
Pre-Tax Cash Flow	\$0	\$31,905		#DIV/0!	#DIV/0!	
Cash On Cash Return	#DIV/0!	4.8%	Broker Contact Information			
Principal Reduction	\$0	#NUM!	For more information on this offering, contact:			
Total Potential Return	#DIV/0!	#NUM!	Keith Courtney, Principal			
Add'l Capital for Repairs (1st year)	\$0	\$0	ACI Apartments, Inc.			
Acquisition Costs	\$0	\$5,000	(P) 619/299-3000			
Financing Costs	\$0	\$2,000	(F) 619/299-8536			
Down Payment	\$0	\$655,000	(E) keithcourtney@aciapartments.com			
Total 1st Year Cost	\$0	\$662,000				

The information contained herein has been obtained from sources believed reliable. While ACI Commercial does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial and legal advisors. 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.