

RESIDENTIAL INVESTMENT INFORMATION

# Units	Address		City	Zip	Map Code			
6	1415 Marquette St		Oceanside	92058				
GRM			CAP Rate					
Price	Current	Market	Current	Market	\$/Unit			
\$2,250,000	15.9	15.2	4.0%	4.2%	\$375,000			
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)		Yr. Built (Approx.)				
\$775.86	2,900	5,097		1964 / 2017 Renovated				
Income Detail			Estimated Annual Operating Expenses					
# Units	Type	Rent	Total					
<u>Actual Rents</u>				Advertising	\$0			
6	1Bd/1Ba	\$1,871	\$11,226	484 sf	Management (Off Site)	\$5,300		
					Repairs	\$3,000	Management (On Site)	\$0
					Gas & Electric	\$380	Licenses & Fees	\$80
					Water & Sewer	\$3,600	Cleaning	\$1,100
					Landscaping	\$500	Reserves	\$1,000
Miscellaneous Income	RUBS	\$584	Trash Removal	\$3,400	\$0			
Total Monthly Income		\$11,810	\$141,720	Maintenance	\$3,000	Insurance	\$3,700	
				Taxes	\$24,750			
<u>Estimated Market Rents</u>				Total Annual Operating Expenses (estimated):		\$49,810		
6	1Bd/1Ba	\$2,000	\$12,000	Expenses Per:		Unit	\$8,302	
						% of Actual GSI	35%	
RUBS + laundry		\$300						
Total Monthly Income		\$12,300	\$147,600					

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$141,720	\$147,600	Downpayment:			
Less: Vacancy Factor	2%	\$2,834	\$2,952	Interest Rate:			
Gross Operating Income		\$138,886	\$144,648	Amortized over:			
Less: Expenses	35%	\$49,810	\$49,810	Proposed Loan Amount:			
Net Operating Income		\$89,076	\$94,838	Debt Coverage Ratio:			
Less: 1st TD Payments		(\$70,000)	(\$70,000)	Current: 1.27			
Pre-Tax Cash Flow		\$19,076	\$24,838	Market: 1.35			

Comments

