Mike@ReBrokerinc.com
Cal.Bre #00404713

8 1946

## FINANCIAL ANALYSIS

Сар	2.34%	3.50%	Payments		\$0	APN
	00100	2 5007	Donumonto		40	1011
GRM	28.47		Interest Rate		0.00%	Lot SF
Price/SF		\$1,681.08	Ammort Years		.0	Gross SF
Price/Unit		\$875,000	Loan	0%		Year Built
Price		\$7,000,000	Down	100%	\$7,000,000	Units
PRICING			FINANCING			THE ASSET

Price/SF		\$1,681.08	Ammort Years	0,0	0	Gross SF		4,164
GRM	28.47		Interest Rate		0.00%	Lot SF		5,00
Сар	2.34%	3.50%	Payments		\$0	APN		2368-002-013
	Current	Market						
MONTHLY R	ENT SCHED	ULE						
# of Units	Туре	Estimated SF	Avg.Current	Rent/SF	Current Total	Market	Rent/SF	Market Tota
McConnell	Retail	1,200	\$6,116	\$5.10	\$6,116	\$7,000	\$5.83	\$7,000
Alfred(Proj)	Retail	800	\$6,000	\$7.50	\$6,000	\$6,000	\$7.50	\$6,000
12079	Apt	360	\$1,248	\$3.47	\$1,248	\$1,500	\$4.17	\$1,500
120791/4	Apt	360	\$1,350	\$3.75	\$1,350	\$1,500	\$4.17	\$1,500
120791/2	Apt	360	\$1,300	\$3.61	\$1,300	\$1,500	4.17	\$1,50
12081	Apt	360	\$973	\$2.70	\$973	\$1,500	4.17	\$1,500
120811/4	Apt	360	\$520	\$1.44	\$520	\$1,500	4.17	\$1,500
120811/2	Apt	360	\$1,350	\$3.75	\$1,350	\$1,500	4.17	
0	0	0	\$0	#DIV/0!				\$1,500
0	0	0	\$0	#DIV/0!	\$0 \$0	\$0 \$0	#DIV/0!	\$0
			φυ	#DIV/0!	\$18,857	φО	#DIV/0!	\$22,000
Other In	come (La	undry, Misc.)	Cam Charges	1631	All productions of			
Ontorni	iconic (Lac	riary, wisc.,	carri Charges	1031	\$1,631			\$1,631
ANNUALIZED	NCOME				Current			Marke:
Gross Poten	itial Rent				\$245,856			\$283,572
Less Vacano	СУ			0%				\$0
Scheduled (	Gross Incor	me			\$245,856			\$283,572
ANNUALIZED	) EXPENSES			500.500	Current			Marke
Real Estate		Est.50%			\$43,750			\$43,750
Direct Asses					\$0			\$45,750
Insurance					\$14,780			\$14,780
Utilities					\$17,011			\$17,011
Rent Stabiliz	ration				\$640			\$640
Miscellanea					\$1,360			\$1,360
Repairs & M		e			\$5,000			\$5,000
Accounting					\$3,000			
Expense								\$3,000
Expense					\$0			\$0
Expense					\$0			\$0
Expense					\$0			\$0
					\$0			\$0
Expense Expense					\$0			\$0
LAPELISE					\$0			\$0
					\$0			\$0
Posonyos		<b>#</b> O #	L-11 /V		\$0			
Reserves \$0 /Unit /Year Total Expenses					\$0			\$0
Expenses/Ur					\$85,541			\$85,541
					\$10,693			\$10,693
					\$20.54			\$20.54
A CONTRACTOR OF THE PARTY OF TH				1	A CONTRACTOR AND ADDRESS OF THE PARTY OF THE			
The second secon					34.79%			30.17%
% of EGI RETURN					34.79% Current			
% of EGI RETURN								Market
% of EGI RETURN NOI					Current			Market \$198,031
Expenses/SF % of EGI RETURN NOI Less Debt Cashflow					Current			30.17%  Market \$198,031  \$0 \$198,031