



Property Name	No. Units	Address		City	State
N/A	10	1880 Cedar Ave.		Long Beach	CA
Price	Cost/Unit	GRM:Actual	GRM:PF	Approx. SqFt	Lot Size
\$2,300,000	\$230,000	11.34	9.61	7,358	7,957
Down Payment	Percent Down	Cap Rate	Cap:PF	Cost/SqFt	Approx. Age
\$920,000	40.0%	5.32%	6.85%	\$312.58	1954

Proposed Financing				
1st Loan	Terms	Rate		Monthly Pmt
\$1,380,000	New 1st TD, Fixed @	5.60%	Fixed for 5 years	\$7,922

Annualized Operating Data				Estimated Expenses	
	<u>Actual Rents</u>	<u>Market Rents</u>			
Gross Scheduled Income	\$202,860	\$239,340		Taxes	\$28,750
Vacancy Allowance 3.0%	\$6,086	\$7,180		Utilities	\$11,500
Gross Operating Income	\$196,774	\$232,160		Insurance	\$8,500
Operating Expenses	\$74,502	\$74,502		Landscaping/Janitorial	\$1,950
Net Operating Income (NOI)	\$122,272	\$157,658		Legal/Permits	\$820
Debt Service (P+I)	\$95,067	\$95,067		Maintenance & Repair	\$10,143
Gross Spendable Income	\$27,205	\$62,591		Reserves	\$3,000
Plus: Principal Reduction	\$17,787	\$17,787		Professional Mngmt	\$9,839
Total Return	\$44,992	\$80,378		Total Expenses	\$74,502
Cash on Cash Return	2.96%	6.80%		Expenses as % of SGI	36.73%
Total Return	4.89%	8.74%		Expenses/Unit/Yr	\$7,450
Cap Rate	5.32%	6.85%		Expenses/Foot/Yr	\$10.13
Gross Rent Multiplier	11.34	9.61			

Rent Roll				
Unit No.	Unit Mix	Current Rent	Market Rent	Additional Info
1	studio	\$1,300.00	\$1,595.00	
2	1bd/1bth	\$1,500.00	\$1,850.00	
3	1bd/1bth	\$1,500.00	\$1,850.00	
4	1bd/1bth	\$1,650.00	\$1,850.00	
5	2bd/1bth	\$2,195.00	\$2,400.00	
6	2bd/1bth	\$2,000.00	\$2,400.00	
7	1bd/1bth	\$1,750.00	\$1,850.00	
8	1bd/1bth	\$1,700.00	\$1,850.00	
9	1bd/1bth	\$1,510.00	\$1,850.00	
10	2bd/1bth	\$1,750.00	\$2,400.00	
	Laundry Income	\$50.00	\$50.00	<u>Parking</u> 7 single car garages
	Parking Income	\$0.00	\$0.00	
	Monthly Scheduled Gross Income	\$16,905.00	\$19,945.00	
	Annual Scheduled Gross Income	\$202,860.00	\$239,340.00	
	Rent Per Sq. Ft.	\$2.30	\$2.71	

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