



RESIDENTIAL INVESTMENT INFORMATION

# Units	Address		City	Zip	Map Code
5	181-189 Waverly St		Orange	92866	
GRM			CAP Rate		\$/Unit
Price	Current	Market	Current	Market	
\$3,200,000	19.0	17.3	3.3%	3.8%	\$640,000
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)		Yr. Built (Approx.)	
\$1,084.75	2,950	7,671		1922 / 2022 Renovated	

Income Detail					Estimated Annual Operating Expenses			
# Units	Type	Rent	Total					
<u>Actual Rents</u>					Advertising	\$0	Management (Off Site)	\$10,800
1	3 Bd/2Ba	\$4,200	\$4,200	1350 sf	Repairs	\$500	Management (On Site)	\$0
4	1Bd/1Ba	\$2,283	\$9,220	400 sf	Gas & Electric	\$1,200	Licenses & Fees	\$80
					Water & Sewer	\$1,350	Cleaning	\$600
					Landscaping	\$1,000	Reserves	\$1,000
Miscellaneous Income		RUBS / Laundry	\$600		Trash Removal	\$950		\$0
Total Monthly Income			\$14,020	\$168,240	Hot tub	\$960	Insurance	\$2,370
					Maintenance	\$3,000	Taxes	\$35,200
<u>Estimated Market Rents</u>					Total Annual Operating Expenses (estimated): \$59,010			
1	3 Bd/2Ba	\$5,500	\$5,500		Expenses Per: Unit \$11,802			
4	1Bd/1Ba	\$2,400	\$9,600		% of Actual GSI 35%			
RUBS + laundry			\$300					
Total Monthly Income			\$15,400	\$184,800				

Estimated Annual Operating Proforma				Financing Summary			
		<u>Actual</u>	<u>Market</u>				
Gross Scheduled Income		\$168,240	\$184,800	Downpayment:		\$1,500,000	
Less: Vacancy Factor	2%	\$3,365	\$3,696	Interest Rate:		5.400%	I/O
Gross Operating Income		\$164,875	\$181,104	Amortized over:		30	Years
Less: Expenses	35%	\$59,010	\$59,010	Proposed Loan Amount:		\$1,700,000	
Net Operating Income		\$105,865	\$122,094				
Less: 1st TD Payments		(\$91,800)	(\$91,800)	Debt Coverage Ratio:			
				Current:	1.15		
Pre-Tax Cash Flow		\$14,065	\$30,294	Market:	1.33		

Comments