



## RESIDENTIAL INVESTMENT INFORMATION

# Units	Address		City	Zip	Map Code
5	181-189 Waverly St		Orange	92866	
Price	Current	Market	Current	Market	\$/Unit
\$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>					
1	3 Bd/2Ba	\$4,200	\$4,200	1350 sf	
4	1Bd/1Ba	\$2,283	\$9,220	400 sf	
Miscellaneous Income	RUBS / Laundry		\$600		
<b>Total Monthly Income</b>			<b>\$14,020</b>	<b>\$168,240</b>	
<u>Estimated Market Rents</u>				Total Annual Operating Expenses (estimated):	
1	3 Bd/2Ba	\$5,500	\$5,500		
4	1Bd/1Ba	\$2,400	\$9,600		
RUBS + laundry			\$300		
<b>Total Monthly Income</b>			<b>\$15,400</b>	<b>\$184,800</b>	

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		
Gross Operating Income	\$164,875	\$181,104	Interest Rate:	5.400%	I/O
Less: Expenses	35%	\$59,010	\$59,010	Amortized over:	30 Years
Net Operating Income	\$105,865	\$122,094	Proposed Loan Amount:	\$1,700,000	
Less: 1st TD Payments	(\$91,800)	(\$91,800)	Debt Coverage Ratio:		
Pre-Tax Cash Flow	\$14,065	\$30,294	Current:	1.15	
			Market:	1.33	

### Comments