MULTI - FAMILY RESIDENTIAL INVESTMENT ANALYSIS INFORMATION SHEET

Property Name:	
Address:	15563 5th Street
City, State:	Victorville, CA
Zip:	92395
APN:	0478-223-11-0000



Charly Ubaldo		
Cell:	213-527-0450	
Office:	909-635-6846	
Email:	CharlyUbaldo@kw.com	
Website:	www.theubaldogroup.com	

Price	\$850,000

PROPERTY DESCRIPTION

Year Built:	1940	Price/Unit	\$141,667	Total Units	6
Rentable Sqft	3,864	Price/SF	\$219.98	Building Class	С
Lot Sqft	7,100	Lot Acres	0.16		

MONTHLY GROSS INCOME

\$7.012.00	\$7.012.00	\$8,000.00

CURRENT ANNUAL INCOME			
ITEM	AMOUNT	% of EGI	
Gross Scheduled Rent	84,144.00	<u> </u>	
		<u> </u>	
Less: Vacancy	0.00		
Less: Non-Revenue Units			
Less: Bad Debt/Adjustments		<u> </u>	
Less: Concessions			
		<u> </u>	
Total Effective Rental Income	84,144.00	<u> </u>	
		<u> </u>	
Plus: Laundry Income		ļ	
Plus: Parking Income		<u> </u>	
Plus: Pet Income		<u> </u>	
Plus: Rubs Reinburstment		ļ	
Plus: Other Income		ļ	
		ļ	
Effective Gross Income	84,144.00	<u> </u>	
		ļ	
Less: Expenses	22,625.00	26.89%	
		 	
Net Operating Income	61,519.00	 	
A	F4.000.00	!	
Annual Debt Service	54,288.68	4.050/	
Pre-Tax Cash Flow	7,230.32	4.25%	
Principal Reduction	6,907.51	 	
Overall Yield	14,137.82	 	
Total Return	8.32%	<u> </u>	
		 	
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PROFORMA (YEAR 1) ANNUAL INCOME			
ITEM	AMOUNT	% of EGI	
Gross Scheduled Rent	84,144.00	<u> </u>	
		<u> </u>	
Less: Vacancy	2,524.32	3.00%	
Less: Non-Revenue Units		<u> </u>	
Less: Bad Debt/Adjustments		<u> </u>	
Less: Concessions			
		<u> </u>	
Total Effective Rental Income	81,619.68	<u> </u>	
		<u> </u>	
Plus: Laundry Income		<u> </u>	
Plus: Parking Income			
Plus: Pet Income		<u> </u>	
Plus: Rubs Reinburstment		<u> </u>	
Plus: Other Income		<u> </u>	
		<u> </u>	
Effective Gross Income	81,619.68	<u> </u>	
Less: Expenses	22,625.00	27.72%	
		<u> </u>	
Net Operating Income	58,994.68	<u> </u>	
		ļ	
Annual Debt Service	54,288.68	<u> </u>	
Pre-Tax Cash Flow	4,706.00	2.77%	
Principal Reduction	6,907.51	ļ	
Overall Yield	11,613.50	<u> </u>	
Total Return	6.83%	<u> </u>	
		<u> </u>	
		i	

PROFORMA (MARKET) ANNUAL INCOME			
AMOUNT	% of EGI		
96,000.00	!		
2,880.00	3.00%		
	<u> </u>		
	<u> </u>		
	<u> </u>		
93,120.00	<u> </u>		
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	<u> </u>		
	<u> </u>		
93,120.00	<u> </u>		
	!		
22,625.00	24.30%		
	ļ		
70,495.00	<u> </u>		
	<u> </u>		
54,288.68			
16,206.32	9.53%		
6,907.51	ļ		
23,113.82	ļ		
13.60%	i 		
	<u> </u>		
	<u>i </u>		
	93,120.00 93,120.00 22,625.00 70,495.00 54,288.68 16,206.32 6,907.51 23,113.82		

GRM:	8.85
CAP RATE:	8.29
CASH ON CASH:	9.53

UNIT MIX			
NO. UNITS	BDRMS	BATHS	
3	2	1.0	
2	1	1.0	
1	2/SFR	1.0	

ESTIMATED ANNUAL EXPENSE				
ITEM	AMOUNT	Per Unit	Per Sqft	% of EGI
Real Estate Taxes	10,625	\$1,770.83	\$2.75	12.63%
Insurance	4,800	\$800.00	\$1.24	5.70%
Landscaping		\$0.00	\$0.00	0.00%
Utilities	7,200	\$1,200.00	\$1.86	8.56%
Management		\$0.00	\$0.00	0.00%
Maint & Repair		\$0.00	\$0.00	0.00%
Reserves		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
		\$0.00	\$0.00	0.00%
Total Expenses	\$22,625.00			
Total Expense/Unit	\$3,770.83			
Expense/SF	\$5.86			

MORTGAGE FINANCING INFORMATION FOR (CURRENT INCOME ONLY)

LTV %	80.00%
Down Payment %	20.00%
1st Loan	680,000
Down Payment	170,000

10.10

7.24

4.25

CAP RATE:

CASH ON CASH:

GRM:

CAP RATE:

CASH ON CASH:

Amortized:	30	30	30
Interest rate:	7.00%	7.00%	7.00%
P&I Monthly:	\$4,524.06	4,524.06	4,524.06

This information is obtained from sources we believe to be reliable, we make no warranties, expressed or implied, to the accuracy of this information. Buyer is responsible to verify information and bears all risk for inaccuracies.

Notes:

10.10

6.94

2.77

^{1.15567} is section 8. The rest are market rate.

Apt	Beds	Baths	Est. Square Feet	Current Monthly Rent	Current Rent/Sqft
15563	2	1	655.0	\$1,150.00	1.76
15565	2	1	655.0	\$1,250.00	1.91
15567 (SFR) Sec8	2	1	855.0	\$1,512.00	1.77
15571	1	1	492.0	\$950.00	1.93
15573	1	1	492.0	\$950.00	1.93
15575 w/ Garage	2	1	715.0	\$1,200.00	1.68

% Growth
0.0%
0.0%
0.0%
0.0%
0.0%
0.0%

(Proforma) Year 1 Monthly Rent	Rent/Sq
\$1,150.00	1.76
\$1,250.00	1.91
\$1,512.00	1.77
\$950.00	1.93
\$950.00	1.93
\$1,200.00	1.68

(Proforma) Market Rate Monthly Rent	Rent/Sqf
\$1,400.00	2.14
\$1,400.00	2.14
\$1,600.00	1.87
\$1,100.00	2.24
\$1,100.00	2.24
\$1,400.00	1.96

Totals 3864.0 \$7,012.00

\$7,012.00

\$8,000.00