

Apartment Building - Operating Information

Property Address: **11227 San Lucas Dr. Loma Linda, CA 92354**

Summary			Existing Assumable Loan		
<b>Price:</b>	<b>Estimated Sales Price</b>	<b>\$1,200,000 ±</b>	First Loan Amount:	<b>\$600,000</b>	New
Down Payment:	50%	\$600,000	Interest Rate:	<b>6.75%</b>	Term/yr/s: <b>30</b>
Number of units:		5	Payment	<b>\$3,891.59</b>	
<b>Cost per Unit:</b>		<b>\$240,000</b>			
<b>Current GRM:</b>		<b>14.29</b>	<b>DCR</b>	<b>1.23</b>	
<b>Market GRM:</b>		<b>11.11</b>	<b>DCR</b>	<b>1.72</b>	
<b>Current CAP:</b>		<b>4.80%</b>			
<b>Market CAP:</b>		<b>6.70%</b>			
Year Built / Age:		1928 ±			
Approx. Lot Size:		5,460			
Approx. Gross SF:		1,412 *Estimated.			

Annualized Operating Data					
	Current Existing Rents		Market / Proforma Rents		
<b>Scheduled Gross Income:</b>	\$84,000		\$108,000		
Vacancy Rate Reserve:	4,200	5% <sup>1</sup>	5,400	5% <sup>1</sup>	
Gross Operating Income:	79,800		102,600		
Expenses:	22,200	26% <sup>1</sup>	22,200	21% <sup>1</sup>	
<b>Net Operating Income:</b>	57,600		80,400		
Loan Payments:	46,699		46,699		
<b>Pre Tax Cash Flows:</b>	<b>10,901</b>	<b>1.82%</b> <sup>2</sup>	<b>33,701</b>	<b>5.62%</b> <sup>2</sup>	
Principal Reduction:	6,199		6,199		
<b>Total Return Before Taxes:</b>	<b>17,100</b>	<b>2.85%</b> <sup>2</sup>	<b>39,900</b>	<b>6.65%</b> <sup>2</sup>	

<sup>1</sup> As a percent of Scheduled Gross Income  
<sup>2</sup> As a percent of Down Payment

Information contained herein has been obtained from sources deemed to be reliable. However, no warranties can be assumed for its accuracy.

Scheduled Income			Annualized Expenses:		
Unit	Bed / Bath	EXISTING RENTS	MARKET RENTS	Estimated	
		Monthly Income	Monthly Income		
A	1 + 1	\$ 1,650.00	\$ 1,800.00	Taxes	\$15,000
B	1 + 1	\$ 1,450.00	\$ 1,800.00	Insurance	\$2,400
C	1 + 1	\$ 1,100.00	\$ 1,800.00	Water, Sewer Trash	\$1,440
D	1 + 1	\$ 1,350.00	\$ 1,800.00	Repairs / Reserves	\$1,200
E	1 + 1	\$ 1,450.00	\$ 1,800.00	Spectrum	\$960
				Electric	\$1,200
<b>Total Scheduled Rent:</b>		<b>\$ 7,000.00</b>	<b>\$ 9,000.00</b>		
Laundry Income		\$0	\$0		
<b>Monthly Scheduled Gross Income:</b>		<b>\$7,000</b>	<b>\$9,000</b>	<b>Total Expenses:</b>	<b>\$22,200</b>
<b>Annualized Scheduled Gross Income:</b>		<b>\$84,000</b>	<b>\$108,000</b>	Per Net Sq. Ft:	\$15.72
Utilities Paid by Tenant:	Electric, TV, Internet, Gas			Per Unit:	\$4,440