

Residential Investment Information

# Unit	Address	City	Zip	Map Code
12	217-219 S. Esplanade	Orange	92869	

GRM			CAP Rate		
Price	Current	Market	Current	Market	\$/Unit
3,985,000	17.8	10.9	3.1%	6.13%	\$332,083

\$/Square Ft (Approx)	Gross Sq Ft (Approx)	Parcel Size (Approx)	Year Built
371.8738335	10,716	20564	1963

Income Detail						Estimated Annual Operating Expenses			
# Units	Type	Monthly Rent	Total 2024	Sq Ft	Type	Amount	Type	Amount	
		Actual			Utilities-Electricity	\$1,966.29	Supplies-Hardware	\$625.63	
5	2BR/1BA	\$1,495	\$89,700	893	Utilities-Sewer	\$34.56	Supplies-Office	\$29.98	
1	2BR/1BA	\$2,550	\$30,600	893	Utilities-Water	\$6,166.31	Repairs / Replacements-Maintenance	\$5,750.00	
4	2BR/1BA	\$1,595	\$76,560	893	Utilities-Gas	\$1,029.91	Repairs / Replacements-Paint	\$1,281.00	
1	2BR/1BA	Manager	\$0	893	Admin-Petty Cash	\$100.00	Repairs / Replacements-Plumbing	\$4,138.50	
1	2BR/1BA	\$1,775	\$21,300	893	Admin-Llcensing / Permits	\$495.75	Repairs / Replacements-Equipment / Appliances	\$1,884.00	
					Admin-Bookeeping Materials	\$180.00	Repairs / Replacements-Floor Covering	\$1,270.95	
					Admin-Leasing / Misc	\$428.04	Repairs / Replacements-Misc Credit	-\$20.00	
Miscellaneous Income		Laundry	\$6,221		Management Fees-Management Fee	\$12,079.74	Insurance-Insurance	\$11,423.86	
Total Annual Income			\$224,381		Contracts-Pest Control	\$1,457.00	Insurance-Workers Comp	\$1,726.90	
					Contracts-Rubbish	\$7,726.66	Taxes-P/R Taxes	\$286.00	
Market					Contracts-Gardner	\$10,940.00	Taxes-Property Tax	\$43,211	
12	2BR/1.5BA	\$2,550	\$367,200	893					
Miscellaneous Income		Laundry	\$10,000		Total Annual Operating Expenses (Estimated)			\$114,211.99	
Total Annual Income			\$377,200		Expenses Per Unit	Including Property Taxes		\$9,517.67	
						% of Actual GSI		59.22%	

Estimated Annual Operating Proforma				Financing Summary		
		<u>Actual</u>	<u>Market</u>			
Gross Scheduled Income		\$224,381	\$377,200	Down Payment	\$2,000,000	
- Vacancy Factor	5%	\$11,219	\$18,860			
Gross Operating Income		\$213,162	\$358,340	Interest Rate	5.50%	I/O
- Expenses	59.22%	\$126,240	\$114,212	Amortized Over	30	Years
Net Operating Income		\$86,922	\$244,128	Proposed Loan Amount	1,985,000	
- 1st TD Payment			\$109,175	Debt Coverage Ratio		
				Current		
Pre-tax Cash Flow		\$86,922	\$134,953	Market		