

## RENT ROLL

4Plex in Corona

Three clone 4Plexes at 496, 504, 514 Penrose Drive

THIS IS FOR EACH 4 PLEX!

UNIT #	UNIT MIX	ACTUAL RENT	MARKET RENT	ANNUAL RENT
<b>Unit A</b>	2 bedroom, 1 ½ bath	\$1,300 Month to month	\$2,300 See: 2380 Benidorm Cir Corona, CA	\$15,600 actual \$27,600 market
<b>Unit B</b>	2 bedroom, 1 ½ bath	\$1,300 month to month	\$2,300 See: : 2380 Benidorm Cir Corona, CA	\$15,600 actual \$27,600 market
<b>Unit C</b>	2 bedroom, 1 ½ bath	\$1,300 Month to month	\$2,300 See: : 2380 Benidorm Cir Corona, CA	\$15,600 actual \$27,600 market
<b>Unit D</b>	2 bedroom, 1 ½ bath	\$1,300 Month to month	\$2,300 See: : 2380 Benidorm Cir Corona, CA	\$15,600 actual \$27,600 market
<b>TOTAL</b>		<b>\$5,200</b>	<b>\$9,200</b>	<b>\$62,400 actual</b> <b>\$110,400 market</b>

### Customer Short

**2380 Benidorm Cir, Corona 92879**  
**McKinley & S Promenade**

LIST PRICE: \$2,300



BED / BATH: **2/1,0,1,0**  
SQFT(src): **1,150 (E)**  
LOT(src): **0.21/9,148 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1990 (PUB)**  
SUB TYPE: **QUAD (A)**  
DOM / CDOM: **24/24**

MORTGAGE STATUS:  
ML#: **PW22176276**  
SCH DIST: **Corona-Norco Unified**  
VIEW: **No**  
POOL / SPA: **No/No**  
AREA: **248 - Corona**

PRICE PER SQFT: **\$2.00**  
ORIGINAL \$: **\$2,300**  
DEPOSIT FOR SECURITY: **\$3,000**  
PETS ALLOWED: **No**  
DEPOSIT FOR PETS: **\$0**  
LAUNDRY: **In Garage**  
BAC: **\$500**

LIST DATE: **08/10/22**  
DATE LEASED:

CLOSE PRICE:

Corona Hills Two-story Condo that features 2 bedrooms, and 1.5 bathrooms with laundry in attached direct access 2 car garage. Both bedrooms with full bath upstairs, a half bath, living room, kitchen, dining area downstairs, and a private Patio. Freshly painted, new roof, new central air & heat. Near 91 & 15 freeways. Located near the park, Costco, shopping, and much more. Each applicant 18+ must complete the application.

CUSTOMER SHORT: Residential Lease ML#: PW22176276

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#### Search Criteria

Property Type is 'Residential Lease'  
Property Sub Type is one of 'Apartment', 'Duplex', 'Quadruplex', 'Triplex'  
City is 'Corona'  
Current Price Range is 2200+  
Bedrooms Total is 2  
Selected 1 of 5 results.

# RENT COMP

Property Name Penrose 4Plex's, EACH 4PLEX  
 Location Corona  
 Type of Property Multi Family  
 Size of Property 4 (Sq. Ft./Units)

Purpose of analysis Analysis at MARKET RENTS

Assessed/Appraised Values		
Land	333,000	30%
Improvements	777,000	70%
Personal Property		
Total	1,110,000	100%

Adjusted Basis as of: \_\_\_\_\_

## Annual Property Operating Data

Purchase Price	1,110,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	888,000
Equals Initial	222,000

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$888,000	\$5,042	12	5.5%	30	v
2nd			12			

	\$277,500	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	<b>POTENTIAL RENTAL INCOME</b>			110,400	<b>10.05 Gross Rent Multiplier</b>
2	Less: Vacancy & Cr. Losses		( of PRI )		
3	<b>EFFECTIVE RENTAL INCOME</b>			110,400	see rent roll & rent comps
4	Plus: Other Income (collectable)				
5	<b>GROSS OPERATING INCOME</b>			110,400	
	OPERATING EXPENSES:				
7	<b>Real Estate Taxes</b>		11,100		Estimated based on 1% of asking price
8	Personal Property Taxes				
9	<b>Property Insurance</b>		1,500		result of bid
10	<b>Off Site Management</b>				
11	Payroll				
12	Expenses/Benefits				
13	Taxes/Worker's Compensation				
14	Repairs and Maintenance				
	Utilities:				
15	<b>water</b>		3,480		owner quote of \$290 monthly
16	<b>trash</b>		1,200		\$100 per month
17					
18					
19	Accounting and Legal				
20	Licenses/Permits				
21	Advertising				
22	Supplies				
23	Miscellaneous Contract Services:				
24					
25					
26					
27					
28					
29	<b>TOTAL OPERATING EXPENSES</b>			17,280	<b>15.65% Of Effective Rental Income</b>
30	<b>NET OPERATING INCOME</b>			93,120	<b>8.39% Cap Rate</b>
31	Less: Annual Debt Service			60,504	<b>1.539 Debt Coverage Ratio</b>
32	Less: Participation Payments (from Assumptions)			-	
33	Less: Leasing Commissions			-	
34	Less: Funded Reserves			-	
35	<b>CASH FLOW BEFORE TAXES</b>			32,616	<b>14.69% Cash on Cash, 80% LTV, 7.20% APF</b>

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The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: Prospects  
 Prepared by: Anthony C. Burton, CCIM

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

POR. AUBURNDALE COLONY & TOWNSITE  
(POR. CITY OF CORONA)

T.R.A. 403

9-45-1  
119-08



M.B. 48/44-45 Tract No. 2745  
M.B. 47/95 Tract No. 2746

NOV. 1974

DATE	PLAT NO.	BOOK	PAGE

ASSESSORS MAP BK. 119 PG. 08  
RIVERSIDE COUNTY, CALIF.

514  
PENROSE  
504  
PENROSE  
496  
PENROSE