

HT Ventures, Inc

Multi-Residential Investment - Operating Information

Investment Properties
 15535 Broken Bow Rd
 Apple Valley, CA 92307
 8 Units

Summary		Current	Market	Financing	
Price:		\$1,040,000		Proposed Financing	
Down Payment	35%	\$364,000		First Loan Amount:	\$676,000 New Loan
Number of Units:		8		Terms:	30
Cost per Unit:		\$130,000		Interest rate:	6.00%
Current GRM:		9.08	#DIV/0!	Payment	\$6,794.64
Current CAP:		3.44%	0.00%		
Approx. Age:		1986			
Approx. Lot Size:		0.7			
Approx. Net RSF:		7,920			
Cost per Net RSF:					
				Contact: Azhar A. Sabir	
				Phone: (714) 448-4300	

Annualized Operating Data			Market
		Current Rents	
Scheduled Gross Income:		\$114,480	
Less Vacancy Rate Reserve:		40,068	35.0% *
Gross Operating Income:		74,412	
Less Expenses:		38,679	52% *
Net Operating Income:		\$35,733	
Less Loan Payments:		81,536	
Pre-Tax Cash Flow:		-45,803	-12.6% **
Plus Principal Reduction:		39,697	
Total Return Before Taxes:		(\$6,106)	-1.7% **
* As a percent of Scheduled Gross Income.			
** As a percent of Down Payment.			

Scheduled Income					Annualized Expenses			
No.	BDS	SQFT	MTH RENT	MTH INC			Estimated Exps:	\$38,679
No.	BTHS	APPX	PER UNIT				Mgmt fee	\$2,884
1	1-Feb	850	\$1,200		1-Feb	\$1,500	1.19% RE Taxes	\$12,495
2	2/1		\$1,200	Vacant			Water	\$4,850
3	2/1		\$1,200	Vacant			Gas	\$950
4	2/1		\$1,140				Insurance	\$5,000
5	2/1		\$1,200				Trash	\$8,400
6	2/1		\$1,200				Repairs	\$3,600
7	2/1		\$1,200				Other	\$500
8	2/1		\$1,200	Vacant				
Total Scheduled Rent:				\$9,540			*Total Expenses:	\$38,679
Laundry and Other Income:							Per Net Sq. Ft.:	
Other Income:							Expenses Per Unit:	\$4,835.00
Monthly Scheduled Gross Income:				\$9,540		\$12,000		
Annual Scheduled Gross Income:				\$114,480		\$144,000		
Utilities Paid by Tenant:				GAS AND ELECTRICITY		ESTIMATED EXPENSES		

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.