

Multi-Residential - Operating Information

**200 E Wakefield
Anaheim, CA**



Summary

Price:		\$3,295,000
Down Payment	50%	\$1,647,500
Number of Units:		6
Cost per Unit:		\$549,167
Current GRM:		14.00
Market GRM:		12.71
Current CAP:		5.35%
Market CAP:		6.06%
Approx. Age:		1964
Approx. Lot Size:		9,154
Approx Net RSF:		9,298
Cost per Net RSF:		\$354.38

Proposed Financing

First Loan Amount:	\$1,647,500 New
Terms:	6.15% 30yr fixed 30yr amtz

Paul R. Matusik

626-536-7212

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	\$235,320		\$259,200	
Less Vacancy Rate Reserve:	4,706	2.0% *	5,184	2.0% *
Gross Operating Income:	230,614		254,016	
Less Expenses:	54,324	23% *	54,324	21% *
Net Operating Income:	\$176,289		\$199,692	
Less Loan Payments:	120,444		120,444	
Pre-Tax Cash Flow:	55,845	3.4% **	79,247	4.8% **
Plus Principal Reduction:	19,123		19,123	
Total Return Before Taxes:	\$74,968	4.6% **	\$98,370	6.0% **

* As a percent of Scheduled Gross Income.
** As a percent of Down Payment

<u>Scheduled Income</u>							<u>Annualized Expenses ***</u>	
No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Avg. Monthly Rent/Unit	Monthly Income	Avg. Monthly Rent/Unit	Monthly Income		
1	4+2		\$3,000	\$3,000	\$3,250	\$3,250	Taxes:*** New Rate	\$37,349
1	4+2		\$2,650	\$2,650	\$3,250	\$3,250	Tax Rate:	1.13352%
1	3+2		\$2,895	\$2,895	\$3,100	\$3,100	Insurance:***	3,610
1	5+2		\$3,995	\$3,995	\$4,095	\$4,095	Utilities:***	4,401
1	5+3		\$4,095	\$4,095	\$4,095	\$4,095	Rubbish:***	1,100
1	4+2		\$3,000	\$3,000	\$3,250	\$3,250	Landscaping:***	700
							Misc. / Reserves***	500
							Maint./Repairs***	6,664
Total Scheduled Rent:				\$19,610	\$21,040			
Laundry:				\$0	\$0			
Other Income: Rubbs				\$0	\$560			
Monthly Scheduled Gross Income:				\$19,610	\$21,600		Total Expenses:	\$54,324
Annual Scheduled Gross Income:				\$235,320	\$259,200		Per Net Sq. Ft.:	\$5.84
Utilities Paid by Tenant: Gas & Electric							Per Unit:	\$9,054.08

***These expense items are estimate.

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.

Marcus & Millichap

Real Estate Investment Brokerage Company

Investment Analysis

Location: 0	0
Units: 6	

List Price: \$3,295,000
Down Payment: \$1,647,500 50.0%
Scheduled Gross Income: \$235,320
Vacancy Reserve: \$4,706 2%
Expenses: \$54,324 23.1%
Net Operating Income: \$176,289
Loan Interest Rate: 0.00% #REF!
Amortization: 30 Years

Selling Price	Cost Per Unit	50% Down Payment	GRM	CAP	50% Loan Amount	Annual Loan Payments	Annual Cash-On-Cash Return	
\$3,295,000	\$549,167	\$1,647,500	14.00	5.35%	\$1,647,500	\$54,917	\$121,372	7.4%
\$238,000	\$39,667	\$119,000	1.01	74.07%	\$119,000	\$3,967	\$172,322	144.8%
\$235,500	\$39,250	\$117,750	1.00	74.86%	\$117,750	\$3,925	\$172,364	146.4%
\$233,000	\$38,833	\$116,500	0.99	75.66%	\$116,500	\$3,883	\$172,406	148.0%
\$230,500	\$38,417	\$115,250	0.98	76.48%	\$115,250	\$3,842	\$172,447	149.6%
\$228,000	\$38,000	\$114,000	0.97	77.32%	\$114,000	\$3,800	\$172,489	151.3%
\$225,500	\$37,583	\$112,750	0.96	78.18%	\$112,750	\$3,758	\$172,531	153.0%
\$223,000	\$37,167	\$111,500	0.95	79.05%	\$111,500	\$3,717	\$172,572	154.8%
\$220,500	\$36,750	\$110,250	0.94	79.95%	\$110,250	\$3,675	\$172,614	156.6%
\$218,000	\$36,333	\$109,000	0.93	80.87%	\$109,000	\$3,633	\$172,656	158.4%

Contact:

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