

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:		13.76
Market GRM:		12.71
Current CAP:		5.35%
Market CAP:		5.94%
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:	5.75% 30yr fixed	30yr amtz

Paul R. Matusik

626-536-7212

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	\$239,520		\$259,200	
Less Vacancy Rate Reserve:	4,790	2.0% *	5,184	2.0% *
Gross Operating Income:	234,730		254,016	
Less Expenses:	58,439	24% *	58,439	23% *
Net Operating Income:	\$176,290		\$195,577	
Less Loan Payments:	115,372		115,372	
Pre-Tax Cash Flow:	60,918	3.7% **	80,204	4.9% **
Plus Principal Reduction:	20,641		20,641	
Total Return Before Taxes:	\$81,559	5.0% **	\$100,845	6.1% **

* 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		\$2,995	\$2,995	\$3,250	\$3,250	Taxes:*** New Rate	\$37,349
1	4+2		\$2,725	\$2,725	\$3,250	\$3,250	Tax Rate:	1.13352%
1	3+2		\$2,895	\$2,895	\$3,100	\$3,100	Insurance:***	6,595
1	5+2		\$3,850	\$3,850	\$4,095	\$4,095	Utilities:***	4,401
1	5+3		\$4,295	\$4,295	\$4,095	\$4,095	Rubbish:***	1,100
1	4+2		\$3,200	\$3,200	\$3,250	\$3,250	Landscaping:***	1,080
							Misc. / Reserves***	1,250
							Maint./Repairs***	6,664
Total Scheduled Rent:				\$19,960	\$21,040			
Laundry:				\$0	\$0			
Other Income: Rubbs				\$0	\$560			
Monthly Scheduled Gross Income:				\$19,960	\$21,600		Total Expenses:	\$58,439
Annual Scheduled Gross Income:				\$239,520	\$259,200		Per Net Sq. Ft.:	\$6.29
Utilities Paid by Tenant: Gas & Electric							Per Unit:	\$9,739.91

***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: \$239,520
Vacancy Reserve: \$4,790 2%
Expenses: \$58,439 24.4%
Net Operating Income: \$176,290
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	13.76	5.35%	\$1,647,500	\$54,917	\$121,373	7.4%
\$238,000	\$39,667	\$119,000	0.99	74.07%	\$119,000	\$3,967	\$172,323	144.8%
\$235,500	\$39,250	\$117,750	0.98	74.86%	\$117,750	\$3,925	\$172,365	146.4%
\$233,000	\$38,833	\$116,500	0.97	75.66%	\$116,500	\$3,883	\$172,407	148.0%
\$230,500	\$38,417	\$115,250	0.96	76.48%	\$115,250	\$3,842	\$172,448	149.6%
\$228,000	\$38,000	\$114,000	0.95	77.32%	\$114,000	\$3,800	\$172,490	151.3%
\$225,500	\$37,583	\$112,750	0.94	78.18%	\$112,750	\$3,758	\$172,532	153.0%
\$223,000	\$37,167	\$111,500	0.93	79.05%	\$111,500	\$3,717	\$172,573	154.8%
\$220,500	\$36,750	\$110,250	0.92	79.95%	\$110,250	\$3,675	\$172,615	156.6%
\$218,000	\$36,333	\$109,000	0.91	80.87%	\$109,000	\$3,633	\$172,657	158.4%

Contact:

Michel F. Roy
(818)907-0600 ext. 225

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