

# HT Ventures, Inc

Multi-Residential Investment - Operating Information

Raja Realty & Investments  
 Cedarwoods Apartments  
 36U  
 1414-1446 Citrus St St  
 San Bernadrino, CA 92404

**Azhar A. Sabir**  
**714.448.4300**

Summary		Current	Market	Financing	
<b>Price:</b>		<b>\$6,480,000</b>		<b>Proposed Financing</b>	
<b>Down Payment</b>	<b>35%</b>	<b>\$2,268,000</b>		First Loan Amount:	\$4,212,000 <b>New Loan</b>
<b>Number of Units:</b>		<b>36</b>		Terms:	30
Cost per Unit:		\$180,000		Interest rate:	5.50%
<b>Current GRM:</b>		<b>9.36</b>	<b>8.60</b>	Payment	\$23,915.27
<b>Current CAP:</b>		<b>6.90%</b>	<b>7.76%</b>		
Approx. Age:		1960s			
Approx. Lot Size:		1.101AC			
Approx. Net RSF:		30,780			
Cost per Net RSF:		\$237.17			
				<b>Contact: Azhar A. Sabir</b>	
				<b>Phone: (714) 448-4300</b>	

Annualized Operating Data			Market	
	Current Rents			
<b>Scheduled Gross Income:</b>	<b>\$692,292</b>		<b>\$753,840</b>	
Less Vacancy Rate Reserve:	34,615	5.0% *	7,692	5.0% *
Gross Operating Income:	657,677		716,148	
Less Expenses:	210,682	33% *	215,796	30% *
<b>Net Operating Income:</b>	<b>\$446,995</b>		<b>\$502,708</b>	
Less Loan Payments:	286,983		286,768	
Pre-Tax Cash Flow:	160,012	7.1% **	215,940	9.8% **
Plus Principal Reduction:	55,323		51,066	
<b>Total Return Before Taxes:</b>	<b>\$215,335</b>	<b>9.5% **</b>	<b>\$267,006</b>	<b>12.1% **</b>
* As a percent of Scheduled Gross Income.				
** As a percent of Down Payment.				

Scheduled Income					Annualized Expenses					
No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Monthly Rent/Unit	Monthly Income	<b>Market Rents</b>		Estimated Ex			
36	2/1		1138-1695	\$55,991	Monthly Rent/Unit	Monthly Income	RE Taxes	1.24%	\$80,352	
					\$1,695	\$61,020	Repairs/Maint		\$27,000	
							Alarm		\$1,980	
							Water/Elec		\$23,988	
							Gas/Cable		\$348	
							Trash		\$9,540	
							Pest Control		\$960	
							Insurance		\$17,000	
							Mgmt		\$20,760	
							Landscape		\$6,600	
<b>Total Scheduled Rent:</b>				<b>\$55,891</b>		<b>\$61,020</b>	Misc		\$4,000	
Laundry and Other Income:				\$1,800		\$1,800	Onsite Mgmt		18,144	
Other Income:				N/A		N/A	<b>*Total Expenses:</b>		<b>\$210,682</b>	
<b>Monthly Scheduled Gross Income:</b>				<b>\$57,691</b>		<b>\$62,820</b>	Per Net Sq. Ft.:			
<b>Annual Scheduled Gross Income:</b>				<b>\$692,292</b>		<b>\$753,840</b>	Expenses Per Unit:		\$5,852.28	
<b>Utilities Paid by Tenant:</b>					<b>GAS AND ELECTRICITY</b>			<b>ESTIMATED EXPENSES</b>		

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