

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	
Price:		\$6,480,000		Proposed Financing	
Down Payment	35%	\$2,268,000		First Loan Amount:	\$4,212,000 New Loan
Number of Units:		36		Terms:	30
Cost per Unit:		\$180,000		Interest rate:	5.50%
Current GRM:		8.91	8.13	Payment	\$23,915.27
Current CAP:		7.50%	8.53%		
Approx. Age:		1960s			
Approx. Lot Size:		1.101AC			
Approx. Net RSF:		30,780			
Cost per Net RSF:		\$237.17			
				Contact: Azhar A. Sabir	
				Phone: (714) 448-4300	

Annualized Operating Data			Market	
	Current Rents			
Scheduled Gross Income:	\$727,128		\$797,040	
Less Vacancy Rate Reserve:	36,356	5.0% *	39,852	5.0% *
Gross Operating Income:	690,772		757,188	
Less Expenses:	204,491	33% *	204,491	27% *
Net Operating Income:	\$486,281		\$552,697	
Less Loan Payments:	286,983		286,768	
Pre-Tax Cash Flow:	199,297	8.8% **	265,929	11.8% **
Plus Principal Reduction:	55,323		51,066	
Total Return Before Taxes:	\$254,621	11.2% **	\$316,995	14.0% **
* 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	Market Rents		Estimated Ex			
36	2/1		1138-1795	\$58,794	Monthly Rent/Unit	Monthly Income	RE Taxes	1.24%	\$80,352	
					\$1,795	\$64,620	Repairs/Maint		\$27,000	
							Alarm		\$1,980	
							Water/Elec		\$23,988	
							Gas/Cable		\$348	
							Trash		\$9,540	
							Pest Control		\$960	
							Insurance		\$17,000	
							Mgmt		\$20,723	
							Landscape		\$6,600	
Total Scheduled Rent:				\$58,794		\$64,620	Misc		\$4,000	
Laundry and Other Income:				\$1,800		\$1,800	Onsite Mgmt		12,000	
Other Income:				N/A		N/A	*Total Expenses:		\$204,491	
Monthly Scheduled Gross Income:				\$60,594		\$66,420	Per Net Sq. Ft.:			
Annual Scheduled Gross Income:				\$727,128		\$797,040	Expenses Per Unit:		\$5,680.31	
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.