
FINANCIAL SUMMARY

50054 Main Street
Cabazon, CA 92230

Price	\$259,900
Units	3
Rentable SF	2,200
Price/Unit	\$86,633
Price/SF	\$118. 14
Lot Size (SF)	27,263
Year Built	1960
APN	526-022-010

Listed by:
Daniel Escutia
Associate
Tel: (949) 702-0090
Escutia.Daniel@gmail.com

SCHEDULED INCOME

UNITS	TYPE	CURRENT RENT	TOTAL RENT	PRO FORMA RENT
1	1 BR / 1 BA	\$600	\$600	\$650
1	1 BR / 1 BA	\$900	\$900	\$900
1	2 BR / 1 BA	\$800	\$800	\$825
3	Total		\$2,300	

VITAL DATA

	CURRENT	PRO FORMA
Net Operating Income	\$17,090	\$17,900
Cap Rate	6.57%	6.88%
GIM	9.78	9.47

ANNUALIZED OPERATING DATA

	CURRENT	PRO FORMA
Gross Potential Rent	\$27,600	\$28,500
Less: Vacancy Rate	\$1,380	\$1,425
Other Income	\$0	\$0
Gross Operating Income	\$26,220	\$27,075
Less: Expenses	\$9,130	\$9,175
Net Operating Income	\$17,090	\$17,900

ANNUALIZED EXPENSES

	CURRENT	PRO FORMA
Real Estate Taxes	\$3,750	\$3,750
Insurance	\$1,000	\$1,000
Utilities	\$2,100	\$2,100
Repairs & Maintenance	\$900	\$900
Management	\$1,380	\$1,425
Landscape	\$0	\$0
Total	\$9,130	\$9,175
Per Unit	\$3,043	\$3,058
Per SF	\$4.15	\$4.17

RESPONSIBILITY OF UTILITY FEES

	RESPONSIBLE PARTY
Water	Owner
Trash	Owner
Electricity	Tenant
Gas	Owner

Real estate taxes are calculated on proposed pricing at a rate of 1.3875%. Special assessment fees are not added to this amount. Seller and seller's agent are unaware of what those fees are.

Pro forma insurance is estimated at \$1,000. A standard amount for a building of this size, age, and condition.

Pro forma repairs and maintenance is estimated at \$300 per unit. The property was recently purchased. Improvements were made to the building. Since the rehab was completed there has not been any recurring repairs made to the building.

Pro forma management expense is estimated at 0.5% of gross potential rent. The property currently does not have a professional management company in place.

Disclaimer

The information contained in the Financial Summary has been prepared to provide a summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ESEN Real Estate Services has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of containing substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical conditions of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in the Financial Summary has been obtained from sources we believe to be reliable; however, ESEN real estate services has not verified, and will not verify, any of the information contained herein, not has ESEN real estate services conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.