



SOUTH COAST COMMERCIAL

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code
4	3112 Pearl Dr	Fullerton	92831	

Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$1,600,000	15.8	12.1	3.9%	5.8%	\$400,000

\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)
\$418.85	3,820	8,750	1964

Income Detail				Estimated Annual Operating Expenses			
# Units	Type	Rent	Total				
Estimated Actual Average Rents				Notes			
4	2Br/2Ba	\$2,085	\$8,340		SDGE	\$1,200	Management (Off Site)
6	Garages		\$0		Water/Sewer	\$3,120	Management (On Site)
	Laundry		\$100		Pest	\$650	Licenses & Fees
					Landscaping	\$2,400	Miscellaneous
					Trash	\$1,200	Reserves
					Maintenance	\$4,000	Sewer Assessment
							Insurance
							Taxes
Total Monthly Income			\$8,440		Total Annual Operating Expenses (estimated):		\$35,800
Estimated Market Rents							
4	2Br/2Ba	\$2,500	\$10,000		Expenses Per:		Unit
6	Garages	\$150	\$900				% of Actual GSI
	Laundry		\$100				\$8,950
							35%
Total Monthly Income			\$11,000				

Estimated Annual Operating Proforma				Financing Summary	
		Actual	Market		
Gross Scheduled Income		\$101,280	\$132,000	Downpayment:	\$800,000
Less: Vacancy Factor	3%	\$2,532	\$3,300		50%
Gross Operating Income		\$98,748	\$128,700	Interest Rate:	6.500%
Less: Expenses	35%	\$35,800	\$35,800	Amortized over:	30 Years
Net Operating Income		\$62,948	\$92,900	Proposed Loan Amount:	\$800,000
Less: 1st TD Payments		(\$60,679)	(\$60,679)	Debt Coverage Ratio:	
Pre-Tax Cash Flow		\$2,269	\$32,221	Current:	1.04
Cash On Cash Return	0.3%		4.0%	Market:	1.53
Principal Reduction		\$8,942	\$8,942		
Total Potential Return (End of Year One)		1%	5%		

Comments

PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

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