

APARTMENT INVESTMENT INFORMATION

_	4341-47 Ar		San Diego				
		izona Street	, Sun E	nego	92104		
rice	GI	RM				S/Unit	
	18.2	16.5	3.6%	4.2%		\$562,500	· · · · · · · · · · · · · · · · · · ·
			Parcel Size			Yr. Built	
(Approx.): (Approx.): \$1,136.36 3,960		13,994		1942		*************************************	
				Es	timated Annual O	perating Expenses	
			Rent Range	Advertising	\$0	Management (Off Site	\ \
25tillated Actu	ai Average Re	<u>s</u>	Kent Kange	⊣		• •	·
1Bd/1Ba	\$2 506	\$20,050					\$1
8 1Bd/1Ba 8 Garage							Ψ.
	4.5	4000					
Laundry Income / Other Income							\$4,8
Total Monthly Income \$20,650			Maintenance	\$6,000	Taxes	\$55,3	
Estimated N	Market Rents			Total Annual Op	perating Expenses	(estimated):	\$78,380
1Bd/1Ba	\$2,595	\$20,760		Expenses Per:		l'init	\$9,798
Garages	\$250	\$2,000		Empenses Terr			32%
oma				ı I			
		£22.760					
	Proforma	\$22,760	1:1:1:1:1:1:1:1:1:1:1:1:1:1:1:1:1:1:1:1:	<u>. </u>	Financing Summa	rv	
maar Operating	, 110101 Hu	Actual	Market	T	r drancing-Nathha	<u>.y</u>	
uled Income					Downpayment:		\$4,500,000
v Factor	3%				1 0		100%
-		ŕ			Interest Rate:	7.00	0%
	32%				Amortized over:	3	
		\$163,225	\$187,912				\$0
Payments		\$0	\$0		_	atio: #DIV/0!	
Flow		\$163,225	\$187,912			#DIV/0!	
		3.6%	4.2%				
eduction		\$0	\$0				
	Income Estimated Actu 1Bd/1Ba Garage Come / Other Income Estimated M 1Bd/1Ba Garages Come Income Incom	ot Gross Sq. Et: Ot Gross Sq. Et: (Approx.) 3,960 Income Detail Type Rent Estimated Actual Average Rent Bd/1Ba \$2,506 Garage \$75 Come / Other Income Income Estimated Market Rents Bd/1Ba \$2,595 Garages \$250 Come ally Income inval Operating Proforma uled Income cy Factor 3% ting Income ses 32% g Income D Payments I Flow h Return	GRM	GRM CAP Fice Courrent Market Current	GRM CAP Rate	GRM CAP Rate Current Market Current Current	Call Rule Carl Rule Carl Rule Carl Rule Sylphi

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