



**ACI**

Building Your Wealth  
Through  
Apartment Investments

## INVESTMENT SUMMARY

# Units	Address	URL	City	State	Zip	Yr Built (Aprx.)	Lot Size	APN
12	7425 Waite Drive		La Mesa	CA	91941	1973	19,281	474-650-11-00
San Diego GRM		CAP Rate %				Rentable		
Current	Market	Current	Market	\$ / Unit		\$ / Sq Ft		Sq Ft
\$4,150,000	11.96	11.04	5.18%	5.86%	\$345,833	\$408.87	10,150	

Estimated Average Monthly Income Analysis							Estimated Operating Expenses			
No.	Floor Plan	SqFt.	Rent	Total	Year 2	Total	Actual	Proforma		
1	2BR/1.5 BA	845	Vacant	<b>\$2,500</b>	\$2,715	<b>\$2,715</b>	\$20,819	\$20,819	Mgt-Off Site	
1	2BR/1.5 BA	845	Vacating	<b>\$2,500</b>	\$2,715	<b>\$2,715</b>	\$0	\$0	Mgt-On Site	
1	2BR/1.5 BA	845	\$2,450	<b>\$2,450</b>	\$2,661	<b>\$2,661</b>	\$3,600	\$3,600	Gas & Elec.	
1	2BR/1.5 BA	845	\$2,270	<b>\$2,270</b>	\$2,465	<b>\$2,465</b>	\$7,200	\$7,200	Wrt & Swr	
1	2BR/1.5 BA	845	\$2,160	<b>\$2,160</b>	\$2,346	<b>\$2,346</b>	\$1,440	\$1,440	Landscaping	
1	2BR/1.5 BA	845	\$2,400	<b>\$2,400</b>	\$2,606	<b>\$2,606</b>	\$5,000	\$5,000	Trash	
1	2BR/1.5 BA	845	\$2,194	<b>\$2,194</b>	\$2,383	<b>\$2,383</b>	\$576	\$576	Pest Control	
1	2BR/1.5 BA	845	\$2,195	<b>\$2,190</b>	\$2,378	<b>\$2,378</b>	\$6,000	\$6,000	Maintenance	
1	2BR/1.5 BA	845	\$2,300	<b>\$2,498</b>	\$2,713	<b>\$2,713</b>	\$1,200	\$1,200	Miscellaneous	
1	2BR/1.5 BA	845	\$2,180	<b>\$2,180</b>	\$2,367	<b>\$2,367</b>	\$13,703	\$13,703	Insurance	
1	2BR/1.5 BA	845	\$2,180	<b>\$2,180</b>	\$2,367	<b>\$2,367</b>	\$50,215	\$50,215	Taxes	
1	2BR/1.5 BA	845	Vacating	<b>\$2,500</b>	\$2,715	<b>\$2,715</b>	\$1,800	\$1,800	Turnover Costs	
1	2BR/1.5 BA	845	\$2,350	<b>\$2,350</b>	\$2,552	<b>\$2,552</b>	\$0	\$0	Pool	
<b>12</b>			<b>Actual</b>	<b>\$28,192</b>	<b>Market</b>	<b>\$30,616</b>	\$3,000	\$3,000	Reserves	
	Parking Income			\$300		\$300			<b>Total</b>	
	Laundry Income (Leased)			\$133		\$133				
	Other Income			\$290		\$290				
<b>Total Monthly Other Income</b>				<b>\$723</b>		<b>\$723</b>			<b>Total Per Est Sq Ft:</b>	
<b>Total Rental &amp; Other Income</b>				<b>\$28,915</b>		<b>\$31,339</b>			<b>Total Per Unit:</b>	
									<b>Total Per GSI:</b>	
									<b>33%</b>	<b>30%</b>

Annual Operating Proforma				Financing Information			
		Actual	Proforma			Amount	
Gross Rental Income		\$346,978	\$367,396	Down Payment		49.40%	\$2,050,100
Plus Other Income		\$8,676	\$8,676	Interest Rate		5.82%	
Gross Scheduled Income		\$346,978	\$376,072	# of Years Amortized Over		30	
Less: Vacancy Factor		5.0%	\$17,349	Proposed Loan		0	\$2,099,900
Gross Operating Income		\$329,629	\$357,702	Loan Points		0%	
Less: Operating Expenses		\$114,552	\$114,552	Other Loan Costs		\$0	
<b>Net Operating Income</b>		<b>\$215,077</b>	<b>\$243,150</b>	Debt Coverage Ratio		Current 1.45	Market 1.64
Contact Information							
Less: First TD Payments		(\$148,176)	(\$148,176)	<b>Name: Christina Labowicz</b>		<b>CalBRE# 02055851</b>	
PITI Monthly Payment		\$17,674	\$17,674	<b>Phone: 858.876.5701</b>		<b>Email: <a href="mailto:Christina.ACIApartments@gmail.com">Christina.ACIApartments@gmail.com</a></b>	
Pre-Tax Cash Flow		<b>\$66,901</b>	<b>\$94,974</b>				
<b>Cash On Cash Return</b>		<b>3.26%</b>	<b>4.63%</b>				
Principal Reduction		\$26,665	\$26,665				
<b>Total Potential Return</b>		<b>4.6%</b>	<b>5.9%</b>				
Acquisition Costs		\$0	\$0				
Financing Costs		\$0	\$0				
Down Payment		\$2,050,100	\$2,050,100				
<b>Total 1st Year Cost</b>		<b>\$2,050,100</b>	<b>\$2,050,100</b>				