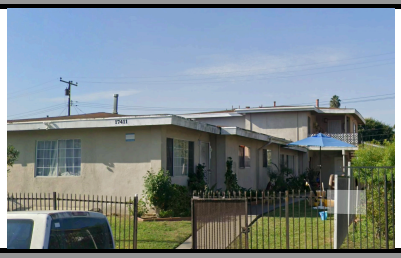
Hoyt Real Estate

Multi-Residential Investment - **Operating Information**

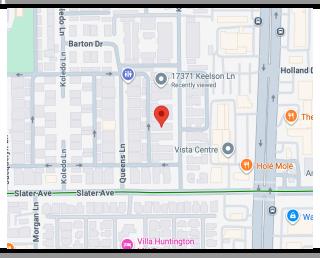
Property Address: **17411 Keelson, Huntington Beach**

Summary		
Price:		**$1,775,000**
Down Payment:	35%	$621,250
Number of units:		4
Cost per Unit:		**$443,750.00**
Current GRM:		**15.29**
Market GRM:		**9.99**
Current CAP:		**4.23%**
Market CAP:		**7.49%**
Year Built / Age:		1964
Approx.Lot Size:		7,405
Approx. Gross RSF:		4,255
Cost per Net RSF:		$417.16

Photo



Map



Loan Amount:	**$1,153,750**	**APN**	**165-233-16**
Terms:	**5.75%**	**Term/Yrs**	**30**
Payment	**$5,528.39**	**DCR**	**1.13**

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	**$116,100**		**$177,600**	
Vacancy Rate Reserve:	2,903	2.50%	4,440	2.50%
Gross Operating Income:	113,198		173,160	
Expenses:	38,116	32.83%	40,269	22.67%
Net Operating Income:	**75,082**		**132,892**	
Loan Payments:	66,341		66,341	
Pre Tax Cash Flows:	**8,741**	**1.41%**	**66,551**	**10.71%**
Principal Reduction:	0		0	
Total Return Before Taxes:	**8,741**	**1.41%**	**66,551**	**10.71%**

[1] As a percent of Scheduled Gross Income

[2] As a percent of Down Payment

Scheduled Income

No. of Units	Bdrms/ Baths	*Approx. Sq. Ftg.*	Current Rents Monthly Rent (Avg)	Current Rents Monthly Income	Market Rents Monthly Rent	Market Rents Monthly Income
3	2+1	900	$2,292	$6,875	$2,800	$11,200
1	3+2	1555	$2,700	$2,700	$3,500	$3,500

RR		
A	$2,290	All Rents Raised 6/1/26
B	$2,270	
C	$2,315	All Tenants Month to Month
D	$2,700	All Tenants Long Term (>12 years)

Total Scheduled Rent:	**$9,575**	**$14,700**
Laundry	$100	$100
Monthly Scheduled Gross Income:	**$9,675**	**$14,800**
Annualized Scheduled Gross Income:	**$116,100**	**$177,600**
Utilities Paid by Tenant:	Electricity, Gas	

Annualized Expenses:

Estimated	Current	New
Taxes	$20,413	$20,413
Insurance	$2,500	$2,500
Utilities	$9,240	$9,240
Maint.& Rep.	$1,800	$1,800
Off Site Mgmt	$4,064	$6,216
City Lic & Perm	$100	$100
Total Expenses:	**$38,116**	**$40,269**
Per Net Sq. Ft:	$8.96	$9.46
Per Unit:	$9,529	$10,067

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