Hoyt Real Estate

Multi-Residential Investment - Operating Information

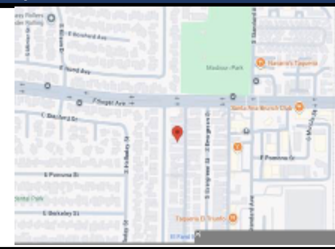
Property Address: 1671 Cedar, Santa Ana

Summary

Price:		**$1,250,000**
Down Payment:	35%	$437,500
Number of units:		4
Cost per Unit:		**$312,500.00**
Current GRM:		**13.43**
Market GRM:		**10.23**
Current CAP:		**4.83%**
Market CAP:		**7.03%**
Year Built / Age:		1961
Approx. Lot Size:		6,970
Approx. Gross RSF:		3,279
Cost per Net RSF:		$381.21

Photo

Map



Loan Amount:	**$812,500**	**APN**	**014-242-28**
Terms:	**6.00%**	**Term/Yrs**	**30**
Payment	**$4,062.50**	**DCR**	**1.24**

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	**$93,084**		**$122,160**	
Vacancy Rate Reserve:	2,327	2.50%	3,054	2.50%
Gross Operating Income:	90,757		119,106	
Expenses:	30,383	32.64%	31,255	25.59%
Net Operating Income:	**60,374**		**87,851**	
Loan Payments:	48,750		48,750	
Pre Tax Cash Flows:	**11,624**	**2.66%**	**39,101**	**8.94%**
Principal Reduction:	0		0	
Total Return Before Taxes:	**11,624**	**2.66%**	**39,101**	**8.94%**

[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)	Monthly Income	Market Rents Monthly Rent	Monthly Income
3	2+1	869.75	$2,025	$6,076	$2,595	$7,785
1	1+1	669.75	$1,545	$1,545	$2,395	$2,395

RR

1	$1,681	M-to-M
2	$1,859	M-to-M
3	$2,536	M-to-M
4	$1,681	M-to-M

	Current	Market
Total Scheduled Rent:	**$7,757**	**$10,180**
Laundry		$0
Monthly Scheduled Gross Income:	**$7,757**	**$10,180**
Annualized Scheduled Gross Income:	**$93,084**	**$122,160**

Utilities Paid by Tenant: Electricity, Gas

Annualized Expenses:

Estimated	Current	New
Taxes	$14,000	$14,000
Insurance	$3,000	$3,000
Utilities	$8,760	$8,760
Maint. & Rep.	$1,800	$1,800
Off Site Mgmt	$2,793	$3,665
City Lic & Perm	$30	$30
Total Expenses:	**$30,383**	**$31,255**
Per Net Sq. Ft:	$9.27	$9.53
Per Unit:	$7,596	$7,814

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