BELL REALTY GROUP

PROPERTY FINANCIAL ANALYSIS



PROPERTY SUMMARY

Number of Units	3
Address:	4200 Trevor Ln
City & State	Hemet, CA 92544
Year Built:	1978
Rentable Sq. Ft.:	2,873
Lot Size	8,276
Parking:	4 Garage
APN:	551-281-006
Cross Street:	N/ Florida

INVESTMENT SUMMARY

PRICE:	$795,000
Down Payment	$278,250
Percent Down	35%
Price/Unit	$265,000
Price/Sq. Ft:	$277

PROPOSED FINANCING

New Loan:	$516,750
Rate:	7.50%
Term Fixed	30.0

FINANCIAL ANALYSIS (ANNUAL)

		Actual	Market
Gross Schedule Income (GSI)	$	$71,400	$75,600
Vacancy Allowance	**3.0** %	$2,142	$2,268
Gross Operating Income (GOI)		$69,258	$73,332
Operating Expenses	**27.0** %	$19,278	$19,278
Net Operating Income (NOI)		$49,980	$54,054
Loan Payment (P&I)		($43,358)	($43,358)
Gross Spendable Income (SI)		$6,622	$10,696
Cap Rate (NOI/LP)		6.3%	6.8%
Gross Multiplier (LP/GSI)		11.1 X Gross	10.5
Cash on Cash Return		2.4%	3.8%
PRINCIPAL PAYDOWN FOR FIRST YEAR IS :	**$**	**4,764**	
AN EXTRA RETURN ON INVESTMENT OF:		**1.71%**	

ANNUAL OPERATING EXPENSE

Taxes	$	9,381
Insurance	$	2,200
Utilities	$	3,400
Maintenance	$	1,200
Pest Control		
Licenses	$	200
Gardener/pool	$	600
Manager		
Professional Mgmt		
Replacement	$	2,000
Misc	$	275
Total	**$**	**19,256**

UNIT MIX & RENT SCHEDULE

Units	Bedroom/Baths	Actual Rent	Monthly Income	Market Rent	Monthly Income
1	3 Br / 2 BA	$2,400	$2,400	$2,550	$2,550
1	2 Br / 1 BA	$1,800	$1,800	$1,850	$1,850
1	2 Br / 1 BA	$1,700	$1,700	$1,850	$1,850

Total Scheduled Rent:		**$5,900**	**$6,250**
Laundry & Other Income:		$50	$50
Monthly Scheduled Gross Income:		$5,950	$6,300
Annual Scheduled Gross Income:	$	71,400	$75,600

REMARKS: Large Triplex with a good unit mix of one 3 bedroom unit with a large backyard and two car garage, plus two 2 bedroom units.
Actual rents near market for immediate cash flow. Over 6% cap rate on actual rents. Laundry room plus Laundry hookups in the garage for unit A.
Separately metered for Electric and Gas to keep Owner's expenses lower.
Please do not disturb manager or tenants. Drive by only.

To Show Contact	Call Agent	Office	714-447-4900	Owner/Manager	On File
Listing Office	Bell Realty Group	Cell	714-309-3549	E-mail	Richard@Bellrealtyca.com
Sales Person	RICHARD BELL	Fax	714-447-4906		

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