

PART 1: PROPERTY INFORMATION				PART 2: KEY NUMBERS		PART 3: INVESTMENT SNAPSHOT	
PROPERTY TYPE:	APARTMENTS	Year built	1931	Price per Unit	\$ 274,500	PURPOSE	PURCHASE
Address:	2150 Chestnut Ave	Total Units	2	Price per Square Foot	\$ 330.32	Sales Price	\$ 549,000.00
City	Long Beach	Parking Space	2	Gross Rent Multiplier	12.36	Cash Required	\$ 145,947.55
County	Los Angeles	Building Sq.Ft.	1,662	Cap Rate w/o reserves	6.409%	Loan Amount	\$ 411,750.00
APN:	7205-027-006	Lot. Sq.Ft.	6,332	Cap Rate with reserves	6.191%	Net Operating Income	\$ 34,587.40
Zip and Tax Rate	90806 1.25%	Est. Imp. %	28.0%	Before Tax ROI	7.044%	Cash Flow	\$ 10,280.65

PART 5: ANNUAL INCOME & EXPENSE DETAIL				PART 4: MONTHLY GROSS SCHEDULED INCOME DETAIL							
GROSS SCHEDULED INCOME (GSI)		\$ 44,400.00		Type	SqFt	Qty	Market Rent	Market Adj	Current Rent	Total	
Vacancy/bad debt, Actual amount & % or		10%	0.00%	1/1	546	1	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	
Estimated vacancy (% of GSI)		3.0%	\$ -	4/2	1,116	1	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	
EFFECTIVE GROSS INCOME (EGI)		\$ 44,399.90									
Laundry Income (Actual) (% of GOI)		\$ -	0.00%								
GROSS OPERATING INCOME (GOI)		\$ 44,399.90	100.0%								
OPERATING EXPENSES		Expense % is of GOI									
Prop. Tax (current)	\$987	Purchase	\$ 6,862.50	15.46%							
Hazard & Liability Insurance			\$ 900.00	2.03%							
Water and sewer			\$ 600.00	1.35%							
Utilities			\$ -	0.00%							
Painting/Cleaning actual, or			\$ -	0.00%							
Estimate for each vacant unit			\$ -	0.00%							
Repair Actual expense or			\$ -	0.00%							
Estimated expense per unit			\$ -	0.00%							
Pest control service			\$ 150.00	0.34%							
Pool service			\$ -	0.00%							
Landscaping			\$ 700.00	1.58%							
Other: security, elevator, admin.			\$ -	0.00%							
Reserves, annually per unit	\$ 300		\$ 600.00	1.35%							
On-site Management			\$ -	0.00%							
Professional Management			\$ -	0.00%							
			\$ -	0.00%							
TOTAL OPERATING EXPENSES		\$ 9,812.50	22.10%								
NET OPERATING INCOME (NOI)		\$ 34,587.40	77.90%								
				Parking Income	0	Garages	Mo. Rent:	\$ -	\$ -	\$ -	
				Storage income	0	Units	Mo. Rent:	\$ -	\$ -	\$ -	
				Total Scheduled Rental Income:						\$ 3,700	
				Monthly Laundry Income	<i>(Total ACTUAL Collected Income)</i>						\$ -

PART 6: LOAN PLAN RATE & CAPS				PART 7: LOAN TERMS AND AMOUNT				
FINANCING? (Lender or "No")→	Lender			Fixed Loan Term	30	Years	Loan Amount Request	\$ 411,750.00
Loan Type & Rate	FIXED	4.250%		Term/Amort(Yrs)	30	30	Maximum per Analysis	\$ 411,750.00
Index & Current %				DSCR Min/Actual	1.20	2.52		
Margin (fixed for life of loan)				LTV Max/Actual	75%	75%		
ARM Underwriting Rate				Prepay penalty	0	Years	Prepay type	Unknown
							Unknown	Unknown

PART 8: LOAN PAYMENT & CASH FLOW				PART 9: PREPAID AND PRORATED CLOSING COSTS					
Monthly Net Operating Income (NOI)	\$	2,882.28		Closing Month:	July	Interest for	13	days	\$ 631.92
1st loan payment <i>Interest only?</i>	No	\$ 2,025.56		Closing Date:	18	Insurance	3	months	\$ 225.00
2nd loan payment <i>Interest only?</i>	No	\$ -		Prorated property taxes for			163	days	\$ 3,064.62
MONTHLY CASH FLOW	\$	856.72		TOTAL PREPAID ITEMS					
									\$ 3,921.55

PART 10: LENDER'S CLOSING COSTS				PART 11: OTHER CLOSING COSTS					
Broker Fee	\$	-		Appraisal (See "Guide")				\$ 650.00	
Lender's Fee	\$	-		Environmental Inspection (Phase I and II) if required				\$ -	
Processing, Underwriting, Docs & Legal	\$	1,745.00		Escrow fee	\$ 525	base plus	\$2.00	per \$1,000	\$ 1,623.00
Lender's ALTA Title Policy (Estimate), or	\$	-		Subescrow and Endorsements					
ALTA policy, actual per title co. quote	\$	758.00		City Tax Stamps	FALSE	per \$1,000	Buyer pays?	Yes	\$ -
Appraisal review and other lender fees	\$	-		County Recorder's Office Fees (check local fees)					
TOTAL LENDER COSTS	\$	2,503.00		TOTAL OTHER COSTS					
									\$ 2,273.00

PART 12: SECONDARY FINANCING				PART 13: TOTAL CASH REQUIREMENTS				
2nd TD Loan Amount				Down payment: Less secondary financing				\$ 137,250.00
Interest Rate				Prepaid Items and Closing Costs				\$ 8,697.55
Total Term (yrs)				Property Tax impounds?	no	FALSE		\$ -
Amortization (Yrs)				Insurance Impounds?	no			\$ -
				TOTAL CASH REQUIRED				\$ 145,947.55

PART 14: TAXABLE INCOME (LOSS) 1ST YR				PART 15: AFTER TAX INCOME & RETURN ON INVESTMENT, FIRST YEAR				
Depreciation	27.5 Years	\$	5,589.82	Before Tax Cash Flow (NOI less Loan P&I Payments)				\$ 10,280.65
Interest, 1st Year & Amortized Points		\$	17,365.20	Before Tax 1st Yr. ROI	7.044%	on cash flow only		
Total Estimated Deductions to NOI		\$	22,955.01	Federal & State Tax Rate	28%	Est. Income Tax Effect		\$ (3,257.07)
Taxable Income/(Loss)		\$	11,632.39	After Tax ROI and Cash Flow		4.812%		\$ 7,023.58

All amounts are estimates only. Other lender or third party fees may apply. Income tax considerations are examples only and are not to be considered as professional tax advice. Professional tax, legal and accounting advice is recommended. All Information is subject to change without notice.

Prepared by: **Julia Huntsman, Huntsman Properties** Calif. BRE License ID: 1188996

Phone: Cell: 562-896-2609 huntsman.julia@gmail.com