

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	APN
4	4473 Idaho	San Diego	92104	
List Price	GRM	CAP Rate		Parking
\$975,000	<u>Current</u> 18.47	<u>Market</u> 13.01	<u>Current</u> 3.06%	<u>Market</u> 5.28%
			\$243,750	3 tandem 2 spaces
\$ / Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (+/-)	Lot Dimmensions
\$435.85	2,237	6,996	1942	

Income Detail				Annual Operating Expenses (Estimated)			
# of Units	Type	Rent	Total				
Current Income				Advertising	\$0	Management (Off Site)	\$3,168
1	3 Bed 1 bath HSE	\$2,000	\$2,000	Fire protection	\$75	Management (On Site)	\$0
3	1 bed 1 bath	\$800	\$2,400	Gas & Electric	\$1,200	Licenses & Fees	\$65
				Water & Sewer	\$1,920	Miscellaneous	\$0
				Landscaping	\$1,200	Reserves	\$0
				Trash Removal	\$0	Pool	\$0
Total Monthly Income				Pest Control	\$0	Insurance	\$1,300
				Maintenance	\$2,000	Taxes	\$11,018
Market Income							
1	3 Bed 1 bath HSE	\$2,295	\$2,295	<i>* Reflects new tax rate for Buyer</i>			
2	1 bed 1 bath	\$1,350	\$2,700				
1	1 bed 1 bath	\$1,250	\$1,250	Total Est Annual Expenses	\$21,946		
				Expenses per:	Est. Sq. Ft.	\$9.81	
					Unit	\$5,486	
Total Monthly Income				% of GSI	41.56%		

Annual Operating Proforma				Financing Summary	
		<u>Current</u>	<u>Market</u>		
Gross Scheduled Income		\$52,800	\$74,940	Down Payment	\$975,000
Less: Vacancy Factor	2.00%	\$1,056	\$1,499		100%
Gross Operating Income		\$51,744	\$73,441	CAP EX	\$20,000.00
Less: Expenses	41.56%	\$21,946	\$21,946	Loan Cost	\$0.00
Net Operating Income		\$29,799	\$51,496	Total Cost	\$995,000.00
Less: 1st TD Payments		(\$0)	(\$0)	Proposed Financing:	\$1
Pre-Tax Cash Flow		\$29,798	\$51,496	Interest Rate:	4.50%
Cash on Cash Return		2.99%	5.18%	Amortized over:	30
Principal Reduction		\$10,481	\$10,481	Debt Coverage Ratio:	490088.87
Total return before tax shelter		4.13%	6.36%		

Property Description

Contact Information

Brian Raynoha MBA
 Cell 858.869.9290 email brianraynoha@aciapartments.com
 2635 Camino Del Rio South # 300 San Diego, CA 92108

The information contained herein has been obtained from sources believed reliable. While ACI Commercial does not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial, and legal advisors. You and your advisors should conduct a careful, independent, investigation of the property to determine to your satisfaction the suitability of the property to your needs.