

CASH FLOW ANALYSIS



APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code	
6	1232 Division St	Oceanside	92054		
Price		GRM		CAP Rate	
Current	Market	Current	Market	\$/Unit	
\$1,250,000	15.3	12.6	4.2%	5.6%	\$208,333

\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)
\$350.73	3564	8,865	1959

Income Detail				Estimated Annual Operating Expenses			
# Units	Type	Rent	Total				
Estimated Actual Average Rents				Rent Range			
1	3Bed SFR	\$1,650	\$1,650			Management (Off Site)	
2	2Br/1Ba	\$1,075	\$2,150			Management (On Site)	
2	1Br/1Ba	\$950	\$1,900	Water / Trash	\$8,640	Licenses & Fees	\$90
1	Studio	\$875	\$875			Miscellaneous	\$0
3	Garages	\$75	\$225			Reserves	\$0
Laundry Income						Pool	\$0
Total Monthly Income						Insurance	\$2,100
				Maintenance	\$3,600	Taxes	\$13,275
Estimated Market Rents				Total Annual Operating Expenses (estimated):			
1	3Bed SFR	\$1,750	\$1,750				
2	2Br/1Ba	\$1,425	\$2,850				
2	1Br/1Ba	\$1,185	\$2,370				
1	Studio	\$900	\$900				
3	Garages	\$100	\$300				
Laundry Income							
Total Monthly Income							
				Expenses Per: Unit			
				% of Actual GSI			
				\$4,618			
				34%			

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$81,600	\$99,240	Downpayment:			
Less: Vacancy Factor	2%	\$1,632	\$1,985	\$500,000			
Gross Operating Income		\$79,968	\$97,255	Interest Rate:			
Less: Expenses	34%	\$27,705	\$27,705	3.800%			
Net Operating Income		\$52,263	\$69,550	Amortized over:			
				30 Years			
Less: 1st TD Payments		(\$41,936)	(\$41,936)	Proposed Loan Amount:			
				\$750,000			
Pre-Tax Cash Flow		\$10,327	\$27,614	Debt Coverage Ratio:			
Cash On Cash Return		2.1%	5.5%	Current: 1.25			
Principal Reduction		\$13,673	\$13,673	Market: 1.66			
Total Potential Return (End of Year One)		5%	8%				

Comments

DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

The information contained herein has been obtained from sources believed reliable. While South Coast 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 for your needs.

