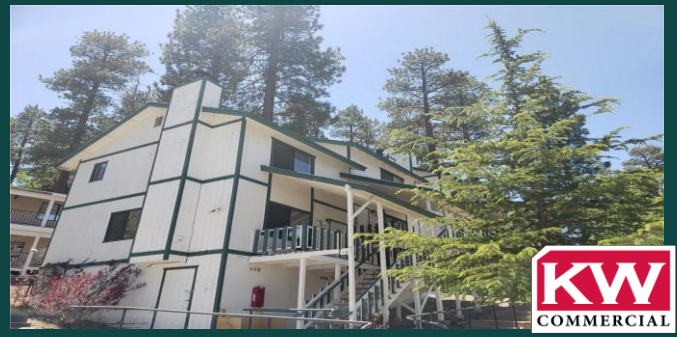




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714 Paine Rd. Big Bear Lake, CA. 92315

4 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$795,000	
Down Payment: 27%	\$214,650	
Number of Units:	4	
Cost per Legal Unit:	\$198,750	
Current GRM:	15.32	9.60
Current CAP:	4.26%	8.03%
Year Built:	1988	
Approx. Building SF:	3,360	
Cost per Building SF:	\$236.61	
Approx. Lot SF:	12,123	
Zoning:	TBD	
Parking:	TBD	

PROPOSED FINANCING	
Loan:	\$580,350
Interest:	3.99%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$51,900	\$82,800
Less Vacancy Reserve:	(\$1,557) 3.00% *	(\$2,484) 3.00% *
Gross Operating Income:	\$50,343	\$80,316
Less Expenses:	(\$16,448) 31.69% *	(\$16,448) 19.86% *
Net Operating Income:	\$33,896	\$63,869
Less Debt Service:	(\$33,208)	(\$33,208)
Pre-Tax Cash Flow:	\$687 0.32% **	\$30,660 14.28% **
Plus Principal Reduction:	\$10,238	\$10,238
Total Return Before Taxes:	\$10,925 5.09% **	\$40,898 19.05% **

* As a percentage of Scheduled Gross Income. ** As a percentage of Down Payment.

HIGHLIGHTS
Property
*
*
*
*
Location
*
*
*
*

SCHEDULED INCOME		CURRENT	MARKET			
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
1	2+2	-	\$1,725	\$1,725	\$1,725	\$1,725
1	2+2	-	\$900	\$900	\$1,725	\$1,725
1	2+2		\$850	\$850	\$1,725	\$1,725
1	2+2		\$850	\$850	\$1,725	\$1,725
Monthly Scheduled Rent:			\$4,325		\$6,900	
Laundry Income:						
Other Income:						
Monthly SGI:			\$4,325		\$6,900	
Annual SGI:			\$51,900		\$82,800	
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES	
Tax Year	2021
Tax Rate	1.25% \$9,938
Insurance (New)	\$1,680
Maint. / Repairs	\$1,680
Utilities	\$1,680
Rubbish	\$720
Snow Removal	\$750
Total Expenses:	\$16,448
Per Gross Sq. Ft.:	\$4.90
Expenses Per Unit:	\$4,111.88

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PROPERTY ADDRESS 714 Paine Road					CITY Big Bear Lake		STATE CA	ZIP CODE 92315	
TOTAL # OF UNITS 4			# OF VACANT UNITS 1		# OF FURNISHED UNITS 0			# OF SECTION 8 UNITS Unknown	
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS	
1		2	1.5	\$1,725.00	Vacant				
2		2	1.5	\$900.00					
3		2	1.5	\$850.00					
4		2	1.5	\$850.00					
5									
6									
7									
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9									
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27									
28									
MONTHLY RENTAL INCOME:				\$4,325.00					
MONTHLY LAUNDRY INCOME:				\$0.00					
MONTHLY GARAGE INCOME:				\$0.00					
MONTHLY OTHER INCOME:				\$0.00					
TOTAL GROSS MONTHLY INCOME:				\$4,325.00					

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

<input type="checkbox"/>	Electricity	<input type="checkbox"/>	Gas
<input checked="" type="checkbox"/>	Garbage	<input type="checkbox"/>	Heat
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Water

Is the property subject to rent control?

YES NO

If YES, what is the current allowable increase per annum?

What has been your average monthly occupancy rate over the preceding 12 Months?

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