



# THE WYNEMA



**5 UNITS | AB1482 5%+CPI Rental Increases | \$1,075,000**

**861 Jane Dr. Port Hueneme, CA 93041**



**Rental Upside Potential**



**Excellent financing available with attractive leverage & rate**



**Diverse unit mix: (4) 1+1 & (1) 2+1.5**



**Value-add opportunity**



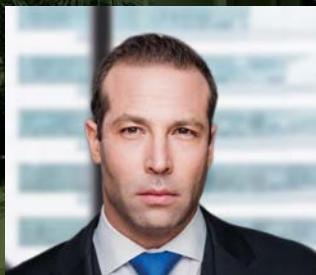
**Located on a quiet residential street just mins from the beach**



**Located in a Tier 2 TOC**



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**861 Jane Dr. Port Hueneme, CA 93041**

**5 Units**

SUMMARY	CURRENT	MARKET
<b>Purchase Price:</b>	<b>\$1,075,000</b>	
Down Payment: 30%	\$322,500	
Number of Units:	5	
<b>Cost per Legal Unit:</b>	<b>\$215,000</b>	
<b>Current GRM:</b>	<b>11.22</b>	<b>9.90</b>
<b>Current CAP:</b>	<b>5.57%</b>	<b>6.72%</b>
Year Built:	1963	
Approx. Building SF:	3,533	
<b>Cost per Building SF:</b>	<b>\$304.27</b>	
Approx. Lot SF:	6,029	
Zoning:	R2	
Parking:	6	

PROPOSED FINANCING	
Loan:	\$752,500
Interest:	5.35%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
<b>Scheduled Gross Income:</b>	<b>\$95,784</b>	<b>\$108,600</b>
Less Vacancy Reserve:	(\$2,874) 3.00% *	(\$3,258) 3.00% *
<b>Gross Operating Income:</b>	<b>\$92,910</b>	<b>\$105,342</b>
Less Expenses:	(\$33,083) 34.54% *	(\$33,083) 30.46% *
<b>Net Operating Income:</b>	<b>\$59,827</b>	<b>\$72,259</b>
Less Debt Service:	(\$50,425)	(\$50,425)
<b>Pre-Tax Cash Flow:</b>	<b>\$9,403</b> 2.92% **	<b>\$21,834</b> 6.77% **
Plus Principal Reduction:	\$10,419	\$10,419
<b>Total Return Before Taxes:</b>	<b>\$19,822</b> 6.15% **	<b>\$32,253</b> 10.00% **

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

HIGHLIGHTS
<b>Property</b>
* Rental upside potential
* Value-added opportunity
* Attractive financing
* AB1482 5%+CPI rental increases
<b>Location</b>
* Great Port Hueneme location
* Historically low vacancy rates
* Minutes to beach & naval base
* Strong rental market

SCHEDULED INCOME			CURRENT	MARKET
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income
4	1+1	-	\$1,493	\$5,972
1	2+1.5	-	\$2,010	\$2,010
<b>Monthly Scheduled Rent:</b>			<b>\$7,982</b>	<b>\$8,950</b>
Laundry Income:				\$100
Other Income:				
<b>Monthly SGI:</b>			<b>\$7,982</b>	<b>\$9,050</b>
<b>Annual SGI:</b>			<b>\$95,784</b>	<b>\$108,600</b>
<b>Utilities Paid by Tenant:</b>				

ESTIMATED ANNUAL EXPENSES		
Tax Year	2022	
Tax Rate	1.23%	\$13,223
Insurance (New)	\$1,767	
Maint. / Repairs	\$3,000	
Utilities	\$9,055	
Misc. / Reserves	\$1,250	
Off-Site Mgr.	\$4,789	
<b>Total Expenses:</b>	<b>\$33,083</b>	
<b>Per Gross Sq. Ft.:</b>	<b>\$9.36</b>	
<b>Expenses Per Unit:</b>	<b>\$6,616.64</b>	

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