







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

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

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

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

HIGHLIGHTS

SCHEDL	JLED INCO	ME	CURR	ENT	MAR	MARKET			
No.	Beds /	Approx.	Monthly Avg.	Monthly	Monthly	Monthly			
of Units	Baths	Sq.Ft.	Rent / Unit Income Rent / Unit		Income				
4	1+1	-	\$1,493	\$5,972	\$1,700	\$6,800			
1	2+1.5	-	\$2,010 \$2,010		\$2,150	\$2,150			
	y Schedule / Income:	ed Rent:		\$7,982		\$8,950 \$100			
Monthl				\$7,982		\$9,050			
Annual	•		\$95,784			\$108,600			
Ailliuai	JUI.			ψ3 3,70 4		7100,000			
Utilities	Utilities Paid by Tenant:								

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
Total Expenses:	\$33,083
Per Gross Sq. Ft.:	\$9.36
Expenses Per Unit:	\$6,616.64

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PROPERTY ADDRESS			CITY STATE			ZIP CODE				
861 Jane Dr.			Port Hueneme CA			93041				
TOTAL # OF UNITS # OF VACANT UNITS				# OF FURNISHED UNITS			# OF SECTI	ON 8 UNITS		
5		0			_	0				
APT#	TENANT'S NAME	BEDS/	BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	1	SEC8 Y/N	CONCESSIONS
1		2	1.5		\$2,010.00					
2		1	1		\$1,222.00					
3		1	1		\$1,550.00					
4		1	1		\$1,550.00					
5		1	1		\$1,650.00					
MON	THLY RENTAL INCOME:	1	1		\$7,982.00					
	THLY LAUNDRY INCOME:									
	THLY GARAGE INCOME:				\$0.00					
MON	THLY OTHER INCOME:				\$0.00					
TOTA	L GROSS MONTHLY INCOME:				\$7,982.00					
						-				
ALL C	OLUMNS & SECTIONS MUST BE O	COMPLI	TED				ı			
	utilities are included in rent?		1			Is the property subject to rent control?	YES	NO		
Electricity										
					If YES, what is the current allowable incr	ease per annum?				
	Cable	Х	Water			And the section of th				
				What has been your average monthly occupancy rate over the preceding 12 Months?						
					the preceding 12 months:					
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