

NEW DIMENSION INVESTMENT PROPERTIES

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APARTMENT INVESTMENT GROUP

FINANCIAL ANALYSIS

Prepared by: **Bob Walz**

Asking Price: **\$1,425,000**
Calculations Based on Price Of: **\$1,425,000**

PROPERTY INFORMATION

NUMBER OF UNITS: **3**
YEAR BUILT: **1985**
STREET ADDRESS: **151 Albert Place**
CITY: **Costa Mesa**
BLDG. SQ. FT.: **5,010** (Approx.)
LOT SQ. FT.: **9,240**

RENTAL INCOME

Unit #	Bed/Bath	Current	Market
A	3-3.5	2,350	2,500
B	3-3.5	2,400	2,500
C	3-3.5	2,400	2,500

Total Monthly: 7,150 / 7,500
Total Yearly: 85,800 / 90,000

OTHER INFORMATION

PHOTO



INCOME

	At Current Rents		At Market Rents	
	Annual	Monthly	Annual	Monthly
Gross Scheduled Income				
Apartment Rents	85,800	7,150	90,000	7,500
Laundry	-	-	-	-
Other	-	-	-	-
Total Schd. Income	85,800	7,150	90,000	7,500
Less Vacancy Allow. 2%	1,716	143	1,800	150
Gross Effective Income	84,084	7,007	88,200	7,350

EXPENSES

Property Taxes (New) 1.03800%	\$14,792	\$1,233	\$14,792	\$1,233
Property Tax Spec. Assess.	1,367	114	1,367	114
Insurance	3,000	250	3,000	250
Gas	-	-	-	-
Electric	293	24	293	24
Water/Sewer	293	24	293	24
Trash	-	-	-	-
Supplies	-	-	-	-
Maintenance 3%	2,574	215	2,574	215
Pest Control	-	-	-	-
Licenses	-	-	-	-
Gardener	1,543	129	1,543	129
Pool	-	-	-	-
Manager (on Site)	-	-	-	-
Prof. Mgmt.	-	-	-	-
Total	23,862	1,988	23,862	1,988
Percent of Gross Sched. Inc.	27.8%		26.5%	

Net Oper. Inc	60,223	5,019	64,339	5,362
Exp/Unit/Yr.	5,965.38			
Price/Sq.Ft.	284.43			
Price/Unit	356,250			
GRM	16.61		15.83	
Cap Rate	4.23		4.51	

CASH FLOW ANALYSIS

Purchase Price	\$1,425,000			
Less Down Payment 28%	403,275			
First Trust Deed Loan	1,021,725			
Net Operating Income	60,223	5,019	64,339	5,362
Proposed Financing				
Loan Payment at: 5.50% 30 yr. Amortized loan	69,615	5,801	69,615	5,801
Cash Flow	(9,392)	(783)	(5,276)	(440)
Cash on Cash Return	-2.33%		-1.31%	

Calculations are based on a Non-Owner Occupied Conforming Jumbo Loan at 5.50%

	At Current Rents		At Market Rents	
	Annual	Monthly	Annual	Monthly
Cash Flow	(9,392)	(783)	(5,276)	(440)
Cash on Cash Return	-2.33%		-1.31%	