

## Projected Analysis Summary

3rd St. Santa Monica  
2713 3rd St.  
Santa Monica, CA

<i>Name</i>	Bruce Clark
<i>Company</i>	First Team Commerical
<i>Address</i>	4040 Barmaca Pkwy. #100 Irvine, CA 92604
<i>Phone</i>	949-285-1207
<i>Email</i>	<a href="mailto:bruce@bruceclarkhomes.com">bruce@bruceclarkhomes.com</a>



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The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making any purchases of real estate.



**Property Information:**

Type:	-	<b>Multi-Family</b>
Asking Price:	\$	3,300,000
Fair Market Value:	\$	3,300,000
Number of Units:		7
Sq. Footage		6,400
Appreciation Rate		7.00%

**Financial Information**

Projected Down Payment/ Investment:	\$ 2,330,000	%of Cost 69.97%	% of FMV 70.61%
		30.03%	30.30%

	Amount	Rate	Term (Years)	Payment
Loan #1	1,000,000	6.50%	30.00	\$ 6,320.68
Loan #2	-	0.00%	30.00	\$ -
Loan #3	-	0.00%	30.00	\$ -

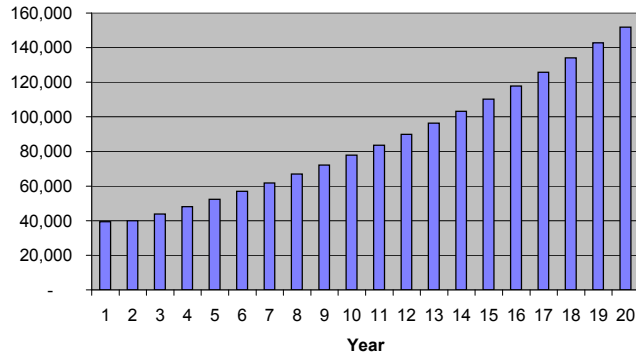
**Rental Income & Expenses:**

Monthly Rents:	\$	13,144
Annual Rents	\$	157,728
Other Annual Income	\$	-
Annual Vacancy	\$	(3,155)
Annual Expenses	\$	(38,844)
Annual Mortgage Paym	\$	(75,848)

**Assumptions:**

Rental Growth Rate	5.00%
Expense Growth Rate	1.50%
Property Growth Rate	7.00%
Marginal Tax Rate	43.00%
Capital Gain Tax Rate	38.00%

**Property 20-year Projected Cash Flow**



**Financial Ratios:**

	Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	1.66	1.93	2.58
Capitalization Rate Based on Cost	3.48%	4.40%	5.87%
Gross Rent Monthly Multiplier (GRM)	268.64	289.70	318.36
GRM Monthly	22.39	24.14	26.53