

## Property Projected Analysis Summary

15th St. Huntington Beach  
605 15th St.  
Huntington Beach, CA 92648

Prepared for

Real Estate Broker/Investor/Builder/Developer

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by

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## PROJECTED FINANCIAL ANALYSIS SUMMARY



### Property Information:

Type:	-	<b>Multi-Family</b>
Asking Price:	\$	3,550,000
Fair Market Value:	\$	3,550,000
Number of Units:		6
Sq. Footage		11,700
Appreciation Rate		7.00%

### Financial Information

Projected Down Payment/ Investment:	#####	% of Cost	% of FMV
		67.61%	67.61%
		32.39%	32.39%

	Amount	Rate	Term (Years)	Payment
Loan #1	1,000,000	7.00%	30.00	\$ 6,653.02
Loan #2	150,000	8.00%	30.00	\$ 1,100.65
Loan #3	-	0.00%	30.00	\$ -

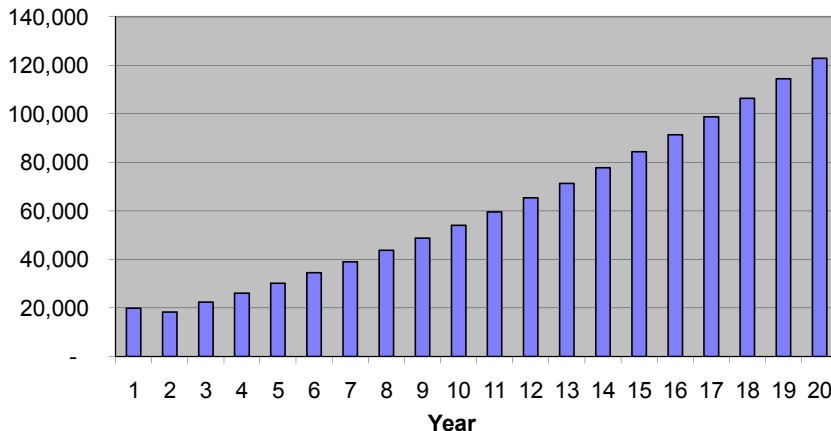
### Rental Income & Expenses:

Monthly Rents:	\$	10,500
Annual Rents	\$	126,000
Other Annual Income	\$	1,800
Annual Vacancy	\$	(1,278)
Annual Expenses	\$	(21,079)
Annual Mortgage Payment	\$	(93,044)

### Assumptions:

Rental Growth Rate	5.00%
Expense Growth Rate	2.00%
Property Growth Rate	7.00%
Marginal Tax Rate	35.00%
Capital Gain Tax Rate	22.00%

### Property 20-year Projected Cash Flow



### Financial Ratios:

	Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	1.24	1.41	1.84
Capitalization Rate Based on Cost	2.97%	3.69%	4.82%
Capitalization Rate Based on FMV	2.78%	2.63%	2.45%
Value of Property Using This Cap Rate	-	-	-
Cash on Cash Return before Taxes	0.84%	1.58%	3.25%
Cash on Cash Return after Taxes	0.83%	1.26%	2.25%
Gross Rent Monthly Multiplier (GRM)	361.76	390.12	428.72

	Year 1	Year 5	Year 10
Gross Rent Yearly Multiplier (GRM)	30.15	32.51	35.73
Value of Property Using Your GRM	\$ 630,000	\$ 765,769	\$ 977,337
Loan to Value Ratio (LVR)	30.00%	21.80%	14.20%
Net Present Value (NPV)	\$ (148,271)	\$ 121,409	\$ 374,405
Net Present Value Unleveraged (NPV)	\$ (188,401)	\$ (35,334)	\$ 120,329
Cumulative Internal Rate of Return (IRR)	1.33%	9.09%	9.63%
Cumulative Unleveraged IRR	2.27%	7.78%	8.39%