_	_	
1		
1		
Ł		
-		

RESIDENTIAL INCOME

RIAO

Type of Listing Agreement ER

City Fullerton TG # 739E5 # Units 4 List Price (LP)

\$850,000 ORANGE COUNTY State CA 92831 Present Loans Address 3117 Pearl Dr County Zip Price/Unit \$212,500 **Gross Equity** \$60,000 W/PlacentiaS/ Yorhalinda Cross Streets Terms CASH OR CTNL COE Garage Detached Poss. Features FINANCIAL ANALYSIS (ANNUAL) 4 UNITS! Gross Scheduled Income (GSI) 60.000 Vacancy Allowance 1,200 Gross Operating Income (GOI) 58,800 25.00% 16.476 Operating Expenses 42,324 Net Operating Income (NOI) Loan Payment (P&I) û Gross Spendable Income (SI) 42,324 Cap Rate (NOI/LP) 4.98% 14.17 Gross Multiplier (LP/GSI) Assessor's Parcel # 3069 Tax Rate Year 0.0 Improvements 0.0 Personal Property 0.0 4,766 100% 3117 Pearl Dr. Fullerton CA, 92831 Tota 15 Block# 5120 Legal: Lot# Tractá Loan Information as of: TOTAL RENT PER F RENT ANNUAL OPERATING EXPENSE BR MONTH 1st TD \$ ACTUAL RENT Taxes (New) Due Insurance (Est F&L) 2 1.76 U 1100 1,100 0 /MO P& 1 @ 2 1.75 U 1100 1,100 Worker's Comp O 2nd TD \$ 1100 1 2 1.75 U 1,100 Cae 387 Due 1,100 Electricity 355 1 2 1.75 U 1100 Assumable? Туре Fee 2,716 Call Don Simkins for loan info 949-757-1043 x260 Financino Remarks: Water/Sewer 787 MKT RNT Trash PLEASE RESPECT THE TENANTS RIGHTS AND DO NOT DISTURB THEM 2 1.75 5,000 Supplies 0 Advertisina 0 Approx. Average Apartment Sq Ft: 3,645 Studio/Bachelor Pest Control 2 BR 3 BR Total Building Sq Ft 3820 0 l icenses 0 Tract Code Tract Name Gardener 1,455 Land: FEE Lease \$ /MO YR Yr. Lsa. Exp 5.000 Sp. Study? Flood? # Units Leased Total \$ Pool Zones: Coastal? Slide? 2,365 Manager Other Income \$ Additions Alterations Repairs? **Building Permits? Total Parking** 6 # Garages # Carports Professional Mont. Furniture Replacement 0 # Spaces #Patio Rec. Room? # Garages Electricity? Water? Laundry Equipment Estimated % Tenant Pays: Gas? Y Monthly Gross Scheduled Income 4,400 16.476 Rent Control? Tenant Pays: Cable TV? Trash' Tota Lot Size 125 Lot Square Feet 8,750 # Buildings Age In Years 42 Root Construction Stories TWO Sawa Heat Central A/C # Wall A/C Flevators? # Carpets Four # D/W Floors # Droes/Blads #Rfa # Disnosals Circulating Water Heaters? Pool? Heated? Spa? Sauna? Alley? Paved?

PRICE REDUCED!!! Best 4-plex for the price in the city! Two Story Fourplex in a Great Rental Location in Fullerton all units are in great shape 2 Bedroom 1.75 bath with capert & vinyl flooring. Alley entrance close to CAL State FUL and 57FWY. Laundry brings additional income. Actual income & expenses shown below, market rents used for GRM/Cap.

To Show Contact
Listing Office
Salesperson Name

DRIVE BY ONLY

ting Office Century 21: Beachside Realtors

Rich McHugh, Broker

Listing Office # Salesperson #

3390 6498 PH 714 969-6100-OFFICE

PH 714 425-8441-CELL

S/O Comp. 2.00%



Rich McHugh • 714/969-6100

COMMERCIAL INVESTMENT NETWORK



4 UNITS

RESIDENTIAL INCOME Typ

Type of Listing ER

6 CONTIGUOUS BUILDINGS AVAILABE



Have								City	La Ha	abra		TG #	¥	·	# Unit	s 4		List Price (LP)	\$850,000
Addres	S	161 5	S Vale	ncia S	treet			County	Oran			Stat		CA	Zip	90631	-	Present Loans	
Cross 9	Streets	S Va	iencia	8 E L	a Habra	Blvd	1					Pert	Unit	212,500			-	Gross Equity	\$850,000
Feature	es	On s	ite La	undry,	manicu	red ç	rounds	, swimmi	ng pool	, priv	ate patios	Tem	ns	Cash, CTI	NL			Possesion	COE
			FINAN	CIAL ANA	ALYSIS (AN	NUAL)			Market/F	roject	ted					UNITS	_		
Gross 9	Scheduk	ed Incom	е	(GSI)	s 5	3,540	1_		61	1,200	<u> </u>			<u>PF</u>	RIDE OF	OWN	ERS	<u>HIP</u>	
Vacano	y Allowa	ance	2.4	%	\$	1,318	Ī			1,548	Ī								
Gross (Operatin	g Income		(GOI)	\$ 5:	2,222	:		59	9,652	!								
Operati	ing Expe	enses	47.7	%	s 2	4,922			24	1,922					. da wis				
Net Op	erating I	ncome		(NOI)	\$ 2	7,300	-		34	1,730	,	, V							
Loan P	ayment :	(P&I)			\$		-				_	1 W.		A CONTRACTOR	· ·				
Gross S	Spendab	le Incom	e	(SI)	5		-		-		_	al allegate			Ŋ,				
Cap Ra				OI/LP} =		3.21	- %			4.09	-) %					- and the same of			
,	Multiplier	•		, 7/GSI) =			X Gross				X Gross	1	7						
			·	•			-				-		make a s mil		1		AZ		-
A/P#					T:	ax Area						1 1900	Na State Common		4	1	-6.	AB BA	
}	la Vaar					ax Rate			•/		Cassial		1	3/2		m = :	and the sta	all and a second	
Tax Ra	le rear				_ ''	ax reale		1.1	<u>*</u>		Special	250		9					
Land					_				<u>"</u> %		Assmnt,	hillian . Layers .							
Improve									_	\$									
Person	al Prope	erty							%										
Total								100	0%										
Legal:	Lot#			Block#			Tract#						7	Antivat	tod Call	lore D	rino	. All Off	o ro
							-					l	14	TUHVA	leu Sei	ers D	HILL	All Off	<u>ers</u>
	- 		Eura	ACTUA	LTOTAL	DELET	т	411111144	DOCD & TIME			ļ							
No.	BR	ВАТН	Fum Unt	ACTUA RENT					OPERATINO EXPENSES	ن		Loan Inform	nation a	as of				(40 D 2 L 20	
4	2	2.00	Uill	119		4,600	Taxes (No		CAPEINOES	\$	10 175	1st TD \$ Due 30			@ \$ Lende	.—		/MOP&I@	
-	╁╸	1			-	*,000	٠ ۲	(Est F&L)		•		Assumable			Туре	'		Fee	
	 	1					Worker's				.,,.,,	2nd TD \$			@ \$			/MOP&1@	
	1						1	•				Due			Lende	r			
							Utilities					Assumable	?		Туре			Fee	
	<u> </u>											Financing F	Remark	s	Call Listing	Agents	for loa	ın info	
	<u> </u>						1												
		1					Supplies												
44l-		<u> </u>	Per N	40 -	<u> </u>		Advertisin	-											
<u>магк</u> 1	et ren 2	2.00	rein	no 1,29			Maintenar Pest Cont				4,16/		erage A	Apartment Sq F		_Studio/Bad		1 BR	
, 7	2	1.00		8,92			Licenses	IOI				2 BR Tract Code			3 Br		- 10	tal Building Sq Ft	3,821
9	_ 1			8,9			Gardener					Land: Fee		Lease	Tract I	vame . /MOYR		Yr, Lse, Exp.	
# Units	Leased			Total		1,600	Reserves					Zones: S			Flood?	_	Coastal?		
(garage	s, laund	ry)	Other I	ncome		,	Manager	(HOA)			9,420	1	•	ons, Repairs?				ding Permits?	
							Profession	nal Mgmt.				Total Parkir			# Garages			# Carports	
Garage			@\$				Replacem	ents				# Spaces			#Patio Y	_	•	Rec. Room?	N
-	, Equipπ						Misc		_			Tenant Pay		Gas?	N	Electricity?	Υ_	Water?	n
	Gross S	Schedule	d Incom			,600				\$		Rent Contro		N ·	Tenant Pays:	Cable TV?	Y	Trash?	n
Zoning	-C			Lot Si			- X .				Lot Square F	eet <u>6,0</u>			# Build	-	1	Year Built	1962
Constru Floors		FS		Stories # Carpet:			-	Sev			Heat			Central A/C ? _	# Wall		<u>Y</u>	Elevators?	N
	ing Wate	er Htre?		# Carpet Y	·	Pool?	· Y	# Orpes/Bln Heate		,	# Ranges Spa?		# Rfg	Sauna?	# Disposals N		. #D/W_ . N	Roof	
	y trate															Alley?		Paved?	Υ
					-		-					-						outhern CA.	1
The b	nibliu	ıg is lo	cated	ı in a v	ery pop	ular a	and des	irable rer	ıtal neig	hbor	hood in th	ne City o	f La i	labra. Mai	ntainance a	and man	ageme	nt of the	1

The building is located in a very popular and desirable rental neighborhood in the City of La Habra. Maintainance and management of the property is the responsibility of the Association. Owners of each property pay "dues" to the association to cover most aspects of management Tenants enjoy maincured grounds, a swimming pool. Laundry facilities, air conditioning, private patios & walking distance to retail & schools.

To Show Contact	Drive by only.			Owner/Manager: On File			
Listing Agent	Greg Bassirpou	Phone	949-258-4528	eMai gb@marcusmillich:	ap.com	Recip To	
Listing Agent		Phone		FAX 949-833-0701 Cell:	714-608-3255	S/O Comp.	2.50%

All Information is from sources believed reliable, but is not guaranteed. Information is confidential and for licensed agent use only-not for public distribution

Greg Bassirpou 949-258-4528

Marcus & Millichap

Real Estate Investment Brokerage Company

(MON) JUL 23 2007 8:47/ST. 8:45/No.7500000856 P 3

						-	Гуре с	f Listing Agree	ement <u>ER</u>	_						RIAOC
Have	4-PL	EX				City	BRE	A	TG#	73	9-A1		# Uni	ts 4	List Price (LP)	975,00
Addres	is	341	WAL	NUT AVE.		County Of	RANG	E	- State	CA		Zip	9282	1	Present Loans	
Cross -	Streets	WES	ST D/	ALE STREE	ET .				Price/Unit	\$25	6,250	-			Gross Equity	
Featur	es	UPG	RAD	ED EXT., L	OCAL PAR	K,1986 CONST	UCTI	ON	Terms				_		Poss.	
			FIN	ANCIAL ANA	ALYSIS (ANN	UAL)			NEME						/==>/.\4#	
Gross	Schedu	iled Inc	ome	(GSI) \$	52,005										I, VERY WE	
Vacan	y Allov	vance		% \$		•			MAINT	AINE	D, GI	REA	T LO	CATI	ON!! LARG	E
Gross	Operati	ing Inco	me	(GOI) \$		-			CORNE	R L	OT W	ΉΤΗ	GOR	GEO	US	
	ing Exc	-		% \$	30,681	•			1						GARAGES	8
•	erating			(NOI) \$	21,324	-			,		-					
•	aymen			2 (.0.)		-			TOTAL	W/ A	NPPR	OXI	MAT	ELY 6	70 SQ. FT.	OF
	Spenda		ome	(SI) \$		•			ENCLO	SED	SPA	CEI	!!! 3 F	RESE	RVED SPA	CES,
	ate (NC			(0.)		- %			LOCAL	PAR	2K &	SCH	IOOL	QUI	ET & CLEA	.N
•	Multiplic	,	250	_	18.7	X Gross									E OTHER	
					10.7											
A/P#		4231	15		•	Tax Area		_	ADJAC	ENT	4 PL	EX F	OR S	SALE	PREFER T	O
	te Yea			_	Tax Rate	%		Special	SELL B	OTH	TO	ONE	BUY	ER 8	BUT WILL S	ELL
Land				······································	•	%		Assessment	INDIVID	UAL	LYL	A MI	IST S	SEEL 1	VIRTUAL TO	OUR
•	ements				•	%	\$		AVAIL.							••••
	al Prop	erty				%			AVAIL.	ONI	-001	-ME	ANI) ML	э.	
Total						100%			1							
Legal :	Lot#	1	2	Block#	4	Tract#	141	_	ŀ							
			Fum	ACTUAL	TOTAL RENT	ANNUAL OP	ERATIF	NG	Loan Informati	on as o	ſ					
No.	BR	ВАТН	Unf	RENT	PER MONTH	EXPEN	ISES		1st TD \$		_	@ \$		-	/MOP&I@	
1	1	1.00		\$850	850	Taxes (New)	S		Due			Lende	,——			
1	2	1.50		\$1,200	1.200	Insurance (Est F&L)	•		Assumable?		Туре	Lorido			Fee	
2	2	1.00		1200		Worker's Comp			2nd TD \$		- '' '	@ \$				
				1-11		Gas			Due			Lender				
						Electricity			Assumable?		_	Leriuei			F	
_			_	 		Water/Sewer			4		Type.				_ Fee _	
		H		 		Trash			Financing Rem	REFIES						
		\vdash	_			_ ` `		•								
		\vdash				Supplies			ļ						· · · · · · · · · · · · · · · · · · ·	
\dashv	-			ļ		Advertising								 		
				ļ		Maintenance		,	Approx. Averaç	je Aparl	lment Sq	Ft	Studio/I	Bachelor	1 BR _	
				 		Pest Control			2 BR		_ 3 Br_		_	Total Bu	uilding Sq Ft	3083
				ļ		Licenses			Tract Code		_		Т	ract Nam	e PARK VIEW	
						Gardener			Land:		Lease		/MO YE	ŧ	Yr. Lse. Exp.	
Units	_eased			Total	4,450	Pool			Zones: Sp. S	tudy?		Flood?	-	Coastal	? Slide?	
			Other	Income		Manager			Additions, Alte	rations,	Repairs	?		Building	Permits?	
_				_		Professional Mgmt.			Total Parking	8	# Garag	jes	5	. #	Carports	
arage	3		@\$			Furniture Replaceme	eret		# Spaces	3	# Patio	Υ		Rec. Ro	`	
aundry	Equip	nent							Tenant Pays:	Gas?	΄ γ ΄	E	ectricity?	Y	Water? N	
lonthly	Gross	Schedu	iled In	come		Total	\$	·	Rent Control?		Tenant		•	Cable TV		
oning				Lot Size		x		Lot Square Feet	6,9			# Buildi		1	Age In Years	1986
onstru	ction .			Stories	2	Sewer	Y	Heat		al A/C ?	-		Nali A/C		Elevators?	N
loors	•			# Carpets -		# Drpes/Binds		# Ranges	#Rfg	N N		oosals	· · · · · · · · · · · · · · · · · · ·	# D/M		
irculati	ng Wat	er Htrs	?	Υ	Pool?	i 	N	Spa?		Sauna?	•	poods	Alley?	-		Y
emark	-				_	RES A COMMO						1100	ARCED		_ Paved?_	T
	DUAL	LY Ö	RAS	A PAIR!! C	OMMUNIT	PARK IS ACRO	SS T	HE STREET	PI FASE DO	NOT I	NOLF	D TE	MANTO	DDR/		
Y ON	LYIII	STRO	NG (COMMUNIC	TY IN BREA	& CLOSE TO B	IDCU	STREET ALL	INEO DED	~~\\	TV DEC	2000	FO/ OF	, DRIV	L NACO TO LIET	
	Conta						1252-					-UKU	EN SE	LLEK I	DUTER 10 VER	GEY ALL IN
		u -		I lotion Office			1252-	2120	O	wner/M						
isting C	-			Listing Office	-	VIKING INT.					(949)2				Recip To	
alespe	-			Salesperson	-	J. Zarvos					FAX: (S/O Comp	2%
inform	nation i	s from :	source	s believed re	iable, but is no	t guaranteed. Inform	ation is	confidential and	for licensed age	nt use c	nly- <u>not</u>	for put	lic distrit	xition.		
wner o	ertifies i	that the	above	e information	is accurate and	complete to the bea	t of his	knowledge.	_			•				
									wites				· · · · · · · · · · · · · · · · · · ·			
									SALESPE	RSON S	IGNATUR	E			DATE	
MNED	iGNATI.	IDE							CDOVE-	0.00						
	or Apple (71					DATE			BROKER	SIGNAT	UKE:				DATE	

RESIDENTIAL INCOME

RESIDENTIAL INCOME

Type of Listing Agreement E.R.

ALXO:
9,900.00
0,000,00

Have		RANGE	FOUR-P	LEX		City ORA	NGE	TG# 799-J2 # Units 4 List Price (LP) \$899,900.0
Addr	ess	1823-25	-27-29 E	LOMITA A	VE.	County O	RANGE	State CA Zip 92867 Present Loans \$530,000.0
Cros	s Stre	ets <u>T</u>	JSTIN A	VE. / LOMI	TA AVE.			Price Per Unit \$234,750.00 Gross Equity \$369,900.0
Feat	ures ·	SEE RE	MARKS	SECTION		-	Terms	CASH,CASH TO NEW LOAN,SUBMIT Poss
İ			FIN	IANCIAL A	NALYSIS (/	ANNUAL)		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Gros	s Sch	éduled In	icome (G	(SI) 46,80	00	_		
Vaca	псу А	llowance	2	% <u>936</u>		ANNUAL)	_	
Gros	s Ope	rating ind	come (G	OI) 45,86	34		$\sim O_{I}$	
Oper	ating	Expenses	<u> 25</u>	% 11,70	00	- at		JAY DUNN
Net (Opera	ting incor	ne (NOI)	34,16	54	- ~E'		(JAYUJAU)
Loan	Payn	nent (P&I)			-210		
Gros	s Spe	ndable in	icome (S	1)		24.		(714) 974-1040
Сар	Rate ((NOI / LP	")			~ %⁻		(114) 314-1040
Gros	s Mull	iplier (LP	/ GSI)	=	x (Gross		** * I = I A (DOOF
A/P	# 38	36-321-08	3			Tax Area 8001		* NEW ROOF
Tax	Rate \	ear		Τε	x Rate	<u> </u>		
Land			26,38	92	33	%		* NEW CODDED DI LIMB
Impr	ovem	ents	5407	0	67	%	4.5	* NEW COPPER PLUMB.
Pers	onai F	roperty	0		<u> </u>	%	•	
Total	i		80,46	62		100 %		* ENCLOSED GARAGES
Lega	i: Lot	# 8		Block #	•	Tract # 2452		ENCLUSED GATAGES
				Actual	Total Rent	•		Loan Information as of 7-Feb 7
NO	BR	Bath	F/U/P	Rent	Per Month	Annual Operating Exp	enses	1st TD 530,000 @ /MO P&! @ %
1	2	1	Ų	1,000	1,000	Taxes (New)	*	Due Lender
						insurance (EstF&L)	*	Assumable? Y N Type Fee
2	2	1	U	950	950	Workers Comp.	*	Assumable? Y N Type Fee
						Gas	*	Due Lender
3	2	1	U	1,000	1,000	Electricty	*	Assumable? Y N Type Fee
						Water / Sewer	*	Financing Remarks SELLER'S CHOICE OF SERVICES, IT IS THE SELLER'S
4	2	1	U	950	950	Trash	*	INTENTION TO EFFECT AN I.R.C.SEC.1031 TAX-DEFERRED EXCHANGE
				· · · · ·		Supplies	*	INTO A SUITABLE PROPERTY AT NO COST, LIABILITY OR DELAY TO THE
						Cable TV	*	BUYER. Total Tenant Deposits
						Maintenance %	•	Approx, Average Apartment Sq Ft: Studio/Bachelor 1 BR
	†	-				Pest Control	*	2 BR 3 BR Total Building Sq Ft 3,218
		-				Licenses	-	Tract Code Tract Name
	╁┈╴			· · · · · · · · · · · · · · · · · · ·		Gardener	•	Land: Fee Lease Lease \$ / MO YR Year Lease Expires
# 11	l	ased 0	L	Total \$ 3,	900	Pool	-	Zones: Special Study? Y N Flood? Y N Coastal? Y N Slide? Y N
" "		<u></u>	Other In	come \$ 0	-	Manager	*	Additions, Alterations, Repairs? Y N Building Permit? Y N
İ			Ou10. III	\$		Professional Mgmt.	*	Total Parking 4 # Garages 4 # Carports 0
 #	— Garag	ies 4	@\$0	<u>\$</u> _		Furniture Replacement	*	#Spaces 0 #Patio 4 Recreation Room? Y N
l	-	gulpment			0	T difficulty (topicostilistic		Tenant Pays: Gas (YN Electricity (YN Water? (N)
l	•	ross Sch			3,900	Total \$ 1	700	Rent Control? (N) Tenant Pays: Cable TV (Y) Trash? Y(N)
 	ng M		James III	Lot Size	60		ot Square	
i	ng <u>ivi</u> itructio		& S	Stories		Sewer I.C.P.	•	
1	nucu s S			•		· —		~
1	_		•	rpets 4	_	rapes 4 # Rang		
ł		Water H			Pool? Y		•	
Rem							•	F,NEW COPPER PLUMBING,COVERED PATIOS IN REAR YARDS,TENANTS
==	CT FC							SQUARE FOOT LOT, LOCATED IN A MOSTLY SINGLE FAM. NEIGHBORHOOD
 	herri e				(EKM IEN			FICO SCORES AND PROOF OF FUNDS TO ACCOMPANY ALL OFFERS
l		Contact		BY ONLY	no Morre	Phone 714-97		Owner / Manager DRIVE-BY ONLY
l	ng Offi	_	766	Listing Office	_	PRUDENTIAL CA REAL	LT / UKA	NGE PH 714-974-1040 PH 714-396-1331 S/O Comp 2.5
\vdash	sperso		ourses bet		on Name JA		ntipl and 4	or licensed agent use only – not for public
						ranteed. Information is confide rate and complete to the best o		
							Sales	sperson Signature JAY DUNN Date
Own	er Sig	nature	ON FILE	E		Date		Broker Signature PRUDENTIAL CA REALTY Date
		•						

These two items mandatory for MLS submittal only.

RESIDENTIAL **INCOME**

Listing: On File Expiration Date: On File



Type of Listing Agreement: ER Area 69 TG# 829E6 # Units 4 List Price (LP)\$ 910,000 Have: 4 units on large lot City: Santa Ana Zip: 92707 1702/1704 S. Flower Units A&B County: OR State: CA Present Loans \$ Address: Price per Unit \$ Gross Equity \$ Cross Streets: Flower / Edinger Poss: COE FL, GD, LU, LX, UW Terms: CASH/Cash to New Loan Features: FINANCIAL ANALYSIS (ANNUAL) Market 62.400 \$ 52,980 Gross Scheduled Income (GSI) Vacancy Allowance __% 0 \$ 52,980 62,400 Gross Operating Income (GO/) 21,765 \$ 21,765 Operating Expenses - % \$ 31,215 40,635 Net Operating Income(NOI) Loan Payment (P&I) Gross Spendable Income (SI) Cap Rate (NOI ÷ LP) 3.43 4.00 % X GROSS 14.58 X GROSS Gross Multiplier (LP + GSI) = 17.18 013-231-07 11003 Tax Area Tax Rate Year _ Tax Rate Improvements Personal Property Total 100% Legal: Lot#__89_ Block # Tract #_74103_ ACTUAL TOTALRENT ANNUAL OPERATING Loan Information as of /MO P&I @ DR BATH F/U/P 1¤ TD\$ NO RENT PER MONTH EXPENSES 1225 1225 Taxes (New) \$ 11,250 O2A Due 028 U 1150 1150 Insurance (ESTF&L) 2000 Assumable? Y N 1020 1020 /MO P&I @ U 2nd TD\$ 04A 1 Workers Comp. U 1020 1020 Gas Due Lender Electricity Assumable? Y N Type ≥ Water/Sewer/Trash 3410 Financing Remarks 3605 Repairs Supplies Cable TV **Total Tenant Deposits** Maintenance Approx. Average Apartment Sq Ft: x Studio/Bachelor 1 BR Pest Control Total Building Sq Ft 250 Tract Code icenses. Tract Name Year Lease Land(FEE)LEASE Lease \$__ Gardener 1250 _ MOYR **Expires** Total \$ 4415 # Units Leased Pool Zones: Special Study? Y N Flood? Y N Coastal? Y N Slide? Y N Other Income \$ 0 Manager Additions, Alterations, Repairs? Y N Building Permit? Y N # Carports _ \$ 4415 Professional Mgmt Total Parking_8___ # Garages__4__ # Spaces_ Recreation Room? Y _# Patio_ # Garages _____@ \$_ Furniture Replacement Tenant Pays: Gas?(Y)N Electricity? (Y)N Laundry Equipment OWN LEASE Tenant Pays: Cable TV? (v)N \$ 4415 Trash? Y(N Monthly Gross Scheduled Income 21,765 | Rent Control? Y(N) Age in years 50 Zoning: MULTI Lot Size: 90 x 211 Lot Square Feet _19,231____ # Buildings 3 #Wall A/C Y (N) Elevators? Y (N) Central A/C? Y (N) Stories¹¹_____ Construction : Stucco Sewer12_ICP___ Heat¹³_WG___ ___ # Disposals_ _Roof15_CO #Ranges_4_ # RFG__0 # D/W__0_ Floors¹⁴ RF.HW.SV # Drapes__4 # Carpets__0__ Circulating Water Heaters? Y 🐚 Heated? Y(N) Spa? Y(N) Sauna? Y(N) Remarks: Do not disturb occupants. Rarely available Santa Ana 4-plex on large lot surrounded by neighborhood of single family homes. Long term tenants (2-20 yrs), Rents below market. GSI -\$10,000 more per year with Gross Rate Multiplier at 14.58. All apartments 2bdrm/1bath with new exterior paint, hardwood floors, w/d hookups, individual water heaters & 1-car detached garage. Annual operating expenses are year end 2006 excluding professional management. For additional info & photos see SoCalMLS # P588952. CLO/DNCO/SR Owner/Manager To Show Contact¹⁶ Listing Office Name Meagher Realty PH (714) 971-3133 ext 23 Listing Office # G408

Salesperson Name Jim Meagher

ON FILE

ution is confidential and for licensed agent use only - not for public distributest of his knowledge

7/17/07

DATE

Salesperson # G408

PH 714) 396-5846

S/O Comp¹⁷ 3%

7 UNITS

RESIDENTIAL INCOME **MOTIVATED SELLER-BRING ALL OFFERS**

RIAOC

Have Addres		133	3 W/ W/	alnut St	_	City	Santa		TG#		# Units	7	List Price (LP)	\$989,000
Cross 9			& Bris			County	Orange	9	State	CA	Zip	92703	Present Loans	
Feature					nd Parking	Spaces		 	Per Unit Terms		MI		Gross Equity	\$989,000
					(SIS (ANNUAL)	орасов	Market/Pro	niacted	Terms	Cash, CT	NL .		Possesion	COE
Gross S	Chedul	led Incor		(GSI) \$		\	90,0	•			2		•	
Vacano			3.0		2,592	-	<u>-</u>	700						
		ng Incom		(GOI) \$	83,808	-	87,							
Operati		-	30.5		24,800	-	24,8							
Net Op				(NOI) \$		_				-70s				
Loan Pa	-			(40)	27,831	-	62,5		4		dilension a	State and		
	•	trai) ble incon		/C0 #		-	27,8			-	All the same of		A PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PAR	ACCEPTANCE DOCUMENTS
Cap Ra	•	DIE RIGOTI		(SI) \$		-	34,6		1000	and the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of th			200 č. d	
Gross N				OVLP) =	5.97	•		.32 %	70000		74. T	1.4		i i
	unpie	4	(L.)	P/GSI) =	71.4	X Gross	1	1.0 X Gross		V.V.) #HO 2005 (
A/P#					Tax Area					mon i				Walter Walter
Tax Rat	e Year				- Tax Rate	1.2	%	Special	Tree Read	11,22				
Land							· %	Assmnt.	Affician (1881)				The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s	
Improve	ments				•				25.15	See al		The state of the		
Persona	l Prope	erty			•		——————————————————————————————————————							
Total		-			-		 -		J MACTIV	ATED 6	ELLED		O ALL OFF	
	4		-	DiL#	•		100%			AIED 9	ELLEK-	RKIN	G ALL OFF	ERS
Legal : L	0(#	-		Block#		Tract#								
	_		1- 1											
Mo	BR	DATH	Furn	ACTUAL	TOTAL RENT	ANNUA	L OPERATING		Loan Informatio					
No. 4	1	1.00	Unf	RENT 950	PER MONTH	7 74	EXPENSES	•	1st TD \$	620,000	@ \$ _	4,060	/MOP&1@	6.750%
3	2	1.00		1100	3,800 3,300			\$ 11,000			Lender _			
-	-	1.00	 	1100		Insurance (Est F&L) Worker's Comp		1,800	4		Туре		Fee Fee	
		+	 			Worker's Comp		_	2nd TD \$		@ \$ _		/MOP&1@	
		 				Utilities		4.000	Due Assumable?		Lender _			
		1	1			, o timada		4,000	Financing Rema	arke	Type	Agonto fo	Fee	
								•	Timanong (Vente	-	Can Listing /	Agents 10	r Ioan Into	
						Supplies			 	·				
	<u> </u>					Advertising								
Marke		_	Per N			Maintenance		5,000	Approx. Average	e Apartment Sq Ft		Studio/Bachel	or 1 BR	
4	1	1.00		975		Pest Control			2 8R		3 Br		Total Building Sq Ft	5,097
3	2	1.00		1,200		Licenses			Tract Code		Tract Nar	ne		
						Gardener			Land: Fee	Lease	\$	/MO YR	Yr. Lse. Exp.	
# Units L	eased			Total		Reserves			Zones: Sp. St	udy?	Flood?	Co	astal? Slide?	
			Other In	come		Manager			-	ations, Repairs?			Building Permits?	
Garages		_	@ f			Professional Mgmt.			Total Parking		Garages	0	# Carports	
_aundry	-auinm	ent	@ \$ _			Replacements			# Spaces	7	#Patio Y		Rec. Room?	N
vionthly (l Income	. }	8,300	Misc			Tenant Pays:	Gas?_		·	Y Water?	п
Zoning				Lot Size	0,300	X	,	\$ 24,800 Lot Square Fe	Rent Control?	<u>n</u> 1			Y Trash?	n
Construc	ion	FS		Stories			ewer	Lot Square F		Central MC 3	# Building		Year Built	1960
loors	2			Carpets	_	# Drpes/E		# Ranges		Central A/C?_	# Wall A/9 # Disposals		Y Elevators?	N
Circulation	g Wate	r Htrs?		7	Pool?		ted? Y	— Spa?		Sauna?	· · -		Y Roof Paved?	Υ
7													Y Paved?	'
₹emar	KS:	G00	Unit	MIX,Non	- Rent Con	trol, High Rent	al Demand,	Ease of Mar	agement, in	nmediate Re	ntal Upside	Avali		İ
		Ргор	erty is	close to	Santa Ana	City College a	nd easy acc	ess to the 2	2, 405 and 5	5 FWY				
						····								
o Show	Contact	t	Drive	by only.					Owner/Manager:	On Eito				
isting Ag		-		g Bass	irnou	Dt	040.050	4500						
						Phone	949-258		eMai <u>qbass</u>	urpou@ma	ırcusmillic	hap.cor	n Recip To	
isting Ag	ent	-	Jam	es Fo	rootan	Phone	949-258	4596	FAX 949-83	3-0701 c	ell: <u>949-92</u>	9-5787	S/O Comp	2.00%
JI Informa	tion is fr	om source	es believe	d reliable, but	is not guaranteed	. Information is confider	itial and for licensed	d agent use only <u>n</u>	ot for public distribu	ution.				
^			_											
1 <u>-</u> 1	20	\sim	~	200	irno					3.7				

Greg Bassirpou **James Forootan**

Marcus & Millichap

Real Estate Investment Brokerage Company

RESIDENTIAL INCOME

Type of Listing Agreement ER

MEMBER	
// NA	
2.00	
1 10 10 10 10	
DI O CO	

Have			-	el Pueblo		City Phoenix		TG#	$\overline{}$	3E6	# Units	10	_List Price (LP)	380,000
Addre	_			S. 35th A		County Maricopa		State	AZ	Zip	85009		Present Loans	
				n St. on 35				Price/Unit	\$36	,000	-		Gross Equity	
Featu	res	Has				frontage on 35th Ave.		Terms					Poss	
	0-1-1				ALYSIS (ANN	UAL)	;	GREAT	LO	CATION	III CLO	OSE :	TO 10 &	17
	Schedu		ome	(GSI) \$	38,220	•				S AND 1				•
	cy Allov Operati			_ % \$ _(GOI) \$		•	į	1						0 ON
	ting Exp	-	me	% \$	5,359	•	ł						ELECTRI	•
	perating			(NOI) \$	32,861	•	J	SITE M	IANA	GER! P	PREFE	RTC	BE SOL	.D
	Paymen		•	2 (104)		•	J	WITH:	30 UI	NITS LC	CATE	D JU	IST 5 MI	٧.
	Spenda		ome	(SI) \$	-	•		AWAY	AT 1	930 W	VAN	RUR	EN ST. 3	UNITS
	ate (NO			(=,) =		· %	ļ						REHAB. 7	
	Multiplic	-	SO	=		X Gross		ľ						
A/P#		. (=- , ,				Tax Area		i .					SETHER	
	ate Yea				Tax Rate		.	INDIVII	D, AS	BELO	W INS	TR! (CURREN	TLY
tand	al o (ea			-	tax nate .	% Specie % Asses:		FULL E	XCE	PT "3" (UNITS	UND	DER REH	IAB
	ements				•		31110111	i .					NTH OTH	
•	ial Prop				•			FORK		NI \$450	J- や むひに		NIA OIL	IERO
Total	un i iup	uity			•	100%		ALL O	>~ 11	סוניים				
	Lot#			Block#	•	Tract#		ALL O		TED				
	T	1	Fum	ACTUAL	TOTAL RENT	ANNUAL OPERATING		Loan Informati	of					
No.	BR BR	BATH	Unf	RENT	PER MONTH	EXPENSES		1st TD \$	UNI #15 UI	A .			MADELA	
8	1	1.00	UN	350		Taxes (New) \$		Due		@ \$ Lende			MOPALO	
1	1	1.00	 	\$385		insurance (Est F&L)		Assumable?		. Type	" 		Fee	
1	1		mgr	0		Worker's Comp		2nd TD \$		· '// <u>@</u> \$			/MOP&169	
		1	*****	Ť		Gas All utilitie		Due		Lende			MOTALLE	 -
		<u> </u>				Electricity		Assumable?		. Type	" 		Fee	
		1				Water/Sewer		Financing Rem	arks	LOW REN	TRIII VAL	UE AN	•	
		1				Trash		Great starts						
			<u> </u>			Supplies		Loopnet ha			· · · · · · · · · · · · · · · · · · ·		of the	
		-				Advertising		units the an			p	,	VI 410	
		<u> </u>				Maintenance		Approx. Averag			Studio/Ba	cheior	1 BR	10
						Pest Control		2 BR	,	3 Br			ding Sq Ft	
						Licenses		Tract Code	11/362	·			Terra Verde	
						Gardener		Land:		Lease	/MO YR		Yr. Lse. Exp.	
Units	Leased	<u> </u>	В	Total	3,185	Pool			Study?	Flood		Coastal?	Slide?	
		,	Other	Income		Manager		Additions, Afte				Building P		····
				•		Professional Mgmt.		Total Parking				•	arports n	
Garage	ıs	n	@ \$			Furniture Replacement		# Spaces		# Patio		Rec. Roo	· ——	
.aundr	y Equipa	ment				tree trimming		Tenant Pays:	Gas?		lectricity?		Water?	
donthi	Gross	Schedu	iled Inc	come		Total \$		Rent Control?		Tenant Pays:	_		X Trash?	
oning		M-H		Lot Size		X Lot Squ	are Feet		95	# Build		1	Age In Years	1950
Constr	ection	conc	rete	Stories	1	Sewer	Heat	Centr	al A/C ?	#	Wall A/C	у	Elevators?	n
loors	ienole	um		# Carpets	1/2 1/2	# Drpes/Blnds vertical #	Ranges =	#Rfg	•	# Disposate	5 N -	# D/W	Roof	comp
ircula	ting Wal	er Htrs	?		Pool?	n Heated?	Spa?		Sauna?		Alley?	n '	Paved?	y
Remark	CS .	All In	lo pe	r seller and	d county rec	order/ buyer to satisfy-self (ini ils ac	oll Located	i in str	ong rental r	narket _		•	
											•		······································	
						OR M	UST CL	OSE CONCL	RREN	TLY WITH	30 UNITP	ROPER	TYI	
o Sho	w Conta	ict				Phone		C)wner/Ma	mager				
isting	Office #			Listing Office		Viking Int'i Real Estate			PH	(949) 252-2	120		Recip To	
alesp	# noans			Salesperson	Name	J. Zarvos			PH	Fx (949) 25	2-2115		S/O Comp.	2%
JI Info	mation	is from	source	s believed re	liable, but is no	t guaranteed. Information is confide	ntial and fr	or licensed age	nt use on	lly-not for ou	blic distribu	tion.	-	
wner	certifies	that the	abov	e information	is accurate an	complete to the best of his knowle	dge.	· - J **·						
									,					
								SALESPE	erson si	GNATURE			DATE	ŀ
WNED	SIGNAT	URF		.		DATE		BRAKED	SIGNATU	IRE			DATE	
		14 //1-840			 	DATE		SHOREN	STOTE I				VAIE	