



RESIDENTIAL INCOME

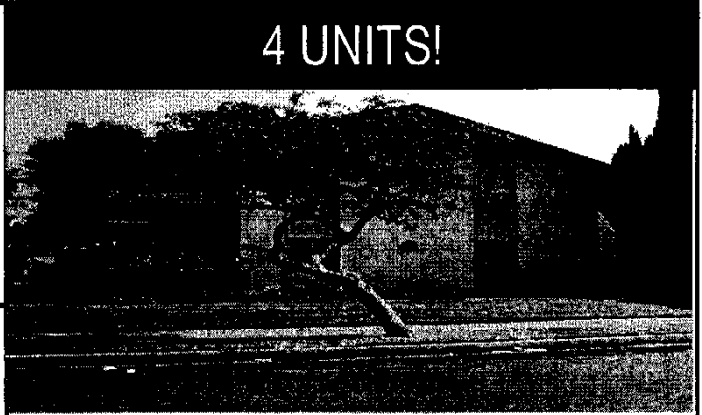


Type of Listing Agreement ER

Have	City <u>Fullerton</u>	TG # <u>739E5</u>	# Units <u>4</u>	List Price (LP) <u>\$850,000</u>
Address <u>3117 Pearl Dr</u>	County <u>ORANGE COUNTY</u>	State <u>CA</u>	Zip <u>92631</u>	Present Loans
Cross Streets <u>W/Placentia/ Yorbalinda</u>	Price/Unit <u>\$212,500</u>	Gross Equity <u>\$60,000</u>		
Features <u>Garage Detached</u>	Terms <u>CASH OR CTNL</u>	Poss. <u>COE</u>		

FINANCIAL ANALYSIS (ANNUAL)

Gross Scheduled Income (GSI)	\$ <u>60,000</u>
Vacancy Allowance <u>2.00%</u>	\$ <u>1,200</u>
Gross Operating Income (GOI)	\$ <u>58,800</u>
Operating Expenses <u>25.00%</u>	\$ <u>16,476</u>
Net Operating Income (NOI)	\$ <u>42,324</u>
Loan Payment (P&I)	\$ <u>0</u>
Gross Spendable Income (SI)	\$ <u>42,324</u>
Cap Rate (NOI/LP)	<u>4.98%</u>
Gross Multiplier (LP/GSI)	<u>14.17</u>



4 UNITS!

Assessor's Parcel # <u>339-232-03</u>	Tax Area <u>3069</u>
Tax Rate Year	Tax Rate %
Land	<u>0.0</u> %
Improvements	<u>0.0</u> %
Personal Property	<u>0.0</u> %
Total	<u>4,766</u> 100%
Legal : Lot # <u>15</u>	Block# _____ Tract# <u>6120</u>

3117 Pearl Dr Fullerton CA, 92831

NO	BR	BA	F	RENT	TOTAL RENT PER MONTH	ANNUAL OPERATING EXPENSE
ACTUAL RENT						
1	2	1.75	U	1100	1,100	Taxes (New) \$ 4,766
1	2	1.75	U	1100	1,100	Insurance (Est F&L) 0
1	2	1.75	U	1100	1,100	Worker's Comp
1	2	1.75	U	1100	1,100	Gas 387
						Electricity 355
						Water/Sewer 2,716
						Trash 787
						Supplies 0
						Advertising 0
						Maintenance 0.0% 3,645
						Pest Control 0
						Licenses 0
						Gardener 1,455
						Pool 0
						Manager 2,365
						Professional Mgmt. 0
						Furniture Replacement 0
						Estimated % 25%
						Total \$ 16,476
# Units Leased				Total	\$ 5,000	
				Other Income	\$	
# Garages @					\$ 0	
Laundry Equipment					\$ 0	
Monthly Gross Scheduled Income				\$	4,400	

Loan Information as of:

1st TD \$ _____ @ \$ _____ - /MO P & I @ _____

Due _____ Lender _____

Assumable? _____ Type _____ Fee _____

2nd TD \$ _____ @ \$ _____ - /MO P & I @ _____

Due _____ Lender _____

Assumable? _____ Type _____ Fee _____

Financing Remarks: Call Don Simkins for loan info 949-757-1043 x280

PLEASE RESPECT THE TENANTS RIGHTS AND DO NOT DISTURB THEM.

Approx. Average Apartment Sq Ft:

Studio/Bachelor _____ 1 BR _____

2 BR _____ 3 BR _____ Total Building Sq Ft 3820

Tract Code _____ Tract Name _____

Land: FEE Lease \$ _____ /MO YR _____ Yr. Lse. Exp. _____

Zones: Sp. Study? _____ Flood? _____ Coastal? _____ Slide? _____

Additions, Alterations, Repairs? _____ Building Permits? _____

Total Parking 6 # Garages 6 # Carports _____

Spaces 0 #Patio _____ Rec. Room? _____

Tenant Pays: Gas? Y Electricity? Y Water? N

Rent Control? N Tenant Pays: Cable TV? _____ Trash? _____

Zoning	Lot Size <u>70</u> X <u>125</u>	Lot Square Feet <u>8,750</u>	# Buildings _____	Age In Years <u>42</u>	Roof _____
Construction	Stories <u>TWO</u>	Sewer _____	Heat _____	Central A/C _____	# Wall A/C _____
Floors	# Carpets <u>Four</u>	# Dipes/Blinds _____	# Ranges _____	# Rtg _____	# Disposals _____
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	<u>DRIVE BY ONLY</u>	List Office #	<u>3390</u>	PH	<u>714 969-6100-OFFICE</u>
Listing Office	<u>Century 21: Beachside Realtors</u>	Salesperson #	<u>6498</u>	PH	<u>714 426-8441-CELL</u>
Salesperson Name	<u>Rich McHugh, Broker</u>			S/O Comp.	<u>2.00%</u>



Rich McHugh • 714/969-6100

All Information is from sources believed reliable, but is not guaranteed. Information is confidential and for licensed agent use only—not for public distribution. Owner certifies that the above information is accurate and complete to the best of his knowledge.



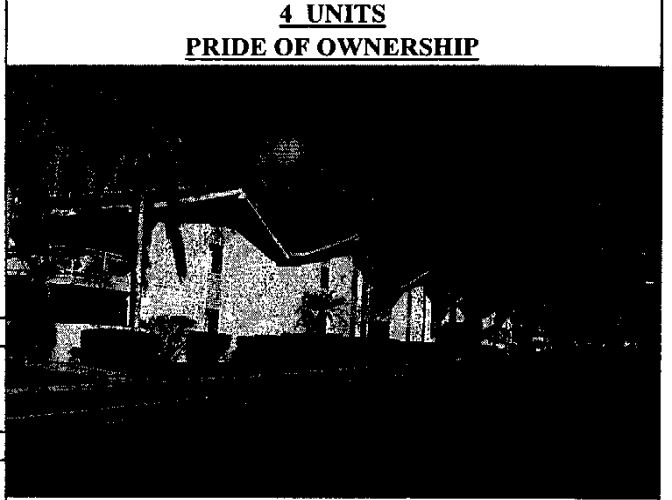
4 UNITS

RESIDENTIAL INCOME Type of Listing ER 6 CONTIGUOUS BUILDINGS AVAILABLE



Have	City	La Habra	TG #	# Units	4	List Price (LP)	\$850,000
Address	County	Orange	State	Zip	90631	Present Loans	
Cross Streets		S Valencia & E La Habra Blvd	Per Unit		212,500	Gross Equity	\$850,000
Features		On site Laundry, manicured grounds, swimming pool, private patios	Terms		Cash, CTNL	Possession	COE

FINANCIAL ANALYSIS (ANNUAL)			Market/Projected	
Gross Scheduled Income (GSI)	\$	53,540		61,200
Vacancy Allowance 2.4 %	\$	1,318		1,548
Gross Operating Income (GOI)	\$	52,222		59,652
Operating Expenses 47.7 %	\$	24,922		24,922
Net Operating Income (NOI)	\$	27,300		34,730
Loan Payment (P&I)	\$			
Gross Spendable Income (SI)	\$			
Cap Rate (NOI/LP) =		3.21 %		4.09 %
Gross Multiplier (LP/GSI) =		15.9 X Gross		13.9 X Gross



4 UNITS PRIDE OF OWNERSHIP

A/P #	Tax Area	
Tax Rate Year	Tax Rate	1.1 % Special
Land		% Assmnt.
Improvements		% \$
Personal Property		%
Total		100%
Legal: Lot #	Block#	Tract#

Motivated Sellers Bring All Offers

No.	BR	BATH	Furn	ACTUAL RENT	TOTAL RENT PER MONTH	ANNUAL OPERATING EXPENSES
4	2	2.00		1150	4,600	Taxes (New) \$ 10,175
						Insurance (Est F&L) 1,160
						Worker's Comp
						Utilities
						Supplies
						Advertising
						Maintenance 4,167
						Pest Control
						Licenses
						Gardener
						Reserves
						Manager (HOA) 9,420
						Professional Mgmt.
						Replacements
						Misc
						Total \$ 24,922
Market rents: Per Mo.=						
1	2	2.00		1,295		
7	2	1.00		8,925		
9	1	1		8,955		
# Units Leased Total 4,600						
(garages, laundry) Other Income						
Garages @ \$						
Laundry Equipment						
Monthly Gross Scheduled Income 4,600						
Zoning Lot Size X Lot Square Feet 6,092						
Construction FS Stories 2 Sewer Heat Central A/C? # Buildings 1 Year Built 1962						
Floors 2 # Carpets # Drpes/Blinds # Ranges # Rtg # Disposals # DW Elevators? N						
Circulating Water Htrs? Y Pool? Y Heated? Y Spa? N Sauna? N Alley? N Paved? Y						

Loan Information as of	1st TD \$	@ \$	/MO P & I @
Due 30	Lender		Fee
Assumable?	Type		Fee
2nd TD \$	@ \$	/MO P & I @	
Due	Lender		
Assumable?	Type		Fee
Financing Remarks	Call Listing Agents for loan info		
Approx. Average Apartment Sq Ft:	Studio/Bachelor	1 BR	
2 BR	3 BR	Total Building Sq Ft	3,821
Tract Code	Tract Name		
Land: Fee	Lease \$	/MO YR	Yr. Lse. Exp.
Zones: Sp. Study?	Flood?	Coastal?	Slide?
Additions, Alterations, Repairs?	Building Permits?		
Total Parking	# Garages	# Carports	
# Spaces	# Patio Y	Rec. Room?	N
Tenant Pays: Gas? N	Electricity? Y	Water? n	
Rent Control? N	Tenant Pays: Cable TV? Y	Trash? n	

The subject property is a 4-unit pride of ownership apartment building located in one of the best rental markets in Southern CA. The building is located in a very popular and desirable rental neighborhood in the City of La Habra. Maintenance 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 manicured 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
Listing Agent		eMail	gb@marcusmillichap.com
		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

RESIDENTIAL INCOME



Type of Listing Agreement **ER**

Have **4-PLEX** City **BREA** TG # **739-A1** # Units **4** List Price (LP) **975,000**
 Address **341 WALNUT AVE.** County **ORANGE** State **CA** Zip **92821** Present Loans _____
 Cross Streets **WEST DALE STREET** Price/Unit **\$256,250** Gross Equity _____
 Features **UPGRADED EXT., LOCAL PARK, 1986 CONSTRUCTION** Terms _____ Poss. _____

FINANCIAL ANALYSIS (ANNUAL)

Gross Scheduled Income (GSI)	\$	52,005
Vacancy Allowance	%	
Gross Operating Income (GOI)	\$	
Operating Expenses	%	30,681
Net Operating Income (NOI)	\$	21,324
Loan Payment (P&I)	\$	
Gross Spendable Income (SI)	\$	
Cap Rate (NOI/LP)	=	%
Gross Multiplier (LP/GSI)	=	18.7 X Gross

NEWER 1986 CONSTRUCTION, VERY WELL MAINTAINED, GREAT LOCATION!! LARGE CORNER LOT WITH GORGEOUS LANDSCAPING, 3 ENCLOSED GARAGES TOTAL W/ APPROXIMATELY 670 SQ. FT. OF ENCLOSED SPACE!!!! 3 RESERVED SPACES, LOCAL PARK & SCHOOL, QUIET & CLEAN NEIGHBORHOOD IN BREA! SEE OTHER ADJACENT 4 PLEX FOR SALE PREFER TO SELL BOTH TO ONE BUYER BUT WILL SELL INDIVIDUALLY! A MUST SEE! VIRTUAL TOUR AVAIL. ON LOOPNET AND MLS.

A/P # **28423115** Tax Area _____
 Tax Rate Year _____ Tax Rate _____ % Special Assessment _____
 Land _____ % _____
 Improvements _____ % _____ \$ _____
 Personal Property _____ % _____
 Total _____ 100%
 Legal: Lot # **12** Block# **4** Tract# **141**

No.	BR	BATH	Furn	ACTUAL RENT	TOTAL RENT PER MONTH	ANNUAL OPERATING EXPENSES
1	1	1.00		\$850	850	Taxes (New) \$
1	2	1.50		\$1,200	1,200	Insurance (Est F&L)
2	2	1.00		1200	2,400	Worker's Comp
						Gas
						Electricity
						Water/Sewer
						Trash
						Supplies
						Advertising
						Maintenance
						Pest Control
						Licenses
						Gardener
						Pool
						Manager
						Professional Mgmt.
						Furniture Replacement
						Total

Units Leased _____ Total **4,450**
 Other Income _____
 Garages _____ @ \$ _____
 Laundry Equipment _____
 Monthly Gross Scheduled Income _____

Loan Information as of _____
 1st TD \$ _____ @ \$ _____ MO P & I @ _____
 Due _____ Lender _____
 Assumable? _____ Type _____ Fee _____
 2nd TD \$ _____ @ \$ _____ MO P & I @ _____
 Due _____ Lender _____
 Assumable? _____ Type _____ Fee _____
 Financing Remarks _____

Approx. Average Apartment Sq Ft: Studio/Bachelor _____ 1 BR _____
 2 BR _____ 3 Br _____ Total Building Sq Ft **3083**
 Tract Code _____ Tract Name **PARK VIEW**
 Land: _____ Lease _____ MO YR _____ Yr. Lse. Exp. _____
 Zones: Sp. Study? _____ Flood? _____ Coastal? _____ Slide? _____
 Additions, Alterations, Repairs? _____ Building Permits? _____
 Total Parking **8** # Garages **5** # Carports _____
 # Spaces **3** # Patio **Y** Rec. Room? **N**
 Tenant Pays: Gas? **Y** Electricity? **Y** Water? **N**
 Rent Control? **N** Tenant Pays: Cable TV? **Y** Trash? **N**

Zoning _____ Lot Size _____ X _____ Lot Square Feet **6,932** # Buildings **1** Age in Years **1986**
 Construction _____ Stories **2** Sewer **Y** Heat **Y** Central A/C? **Y** # Wall A/C **N** Elevators? **N**
 Floors _____ # Carpets _____ # Drpes/Blinds _____ # Ranges _____ # Rig **N** # Disposals _____ # DW _____ Roof _____
 Circulating Water Htrs? **Y** Pool? **N** Heated? **N** Spa? **N** Sauna? **N** Alley? **Y** Paved? **Y**

Remarks **GREAT NEIGHBORHOOD!! SHARES A COMMON AREA WITH ANOTHER 4 PLEX, CAN BE PURCHASED INDIVIDUALLY OR AS A PAIR!! COMMUNITY PARK IS ACROSS THE STREET, PLEASE DO NOT DISTURB TENANTS, DRIVE BY ONLY!!! STRONG COMMUNITY IN BREA & CLOSE TO BIRCH STREET, ALL INFO PER COUNTY RECORDER/ SELLER BUYER TO VERIFY ALL IN**

To Show Contact _____ Phone **(949)252-2120** Owner/Manager _____
 Listing Office # _____ Listing Office **VIKING INT.** PH **(949)252-2120** Recip To _____
 Salesperson # _____ Salesperson Name **J. Zarvos** PH FAX: **(949)252-2115** S/O Comp. **2%**

All information is from sources believed reliable, but is not guaranteed. Information is confidential and for licensed agent use only - not for public distribution.
 Owner certifies that the above information is accurate and complete to the best of his knowledge.

SALESPERSON SIGNATURE _____ DATE _____
 OWNER SIGNATURE _____ DATE _____
 BROKER SIGNATURE _____ DATE _____

RESIDENTIAL INCOME



Type of Listing Agreement E.R.

Have ORANGE FOUR-PLEX City ORANGE TG# 799-J2 # Units 4 List Price (LP) \$899,900.00
 Address 1823-25-27-29 E.LOMITA AVE. County ORANGE State CA Zip 92867 Present Loans \$530,000.00
 Cross Streets TUSTIN AVE. / LOMITA AVE. Price Per Unit \$234,750.00 Gross Equity \$369,900.00
 Features SEE REMARKS SECTION Terms CASH,CASH TO NEW LOAN,SUBMIT Poss _____

FINANCIAL ANALYSIS (ANNUAL)

Gross Scheduled Income (GSI)	<u>46,800</u>
Vacancy Allowance <u>2</u> %	<u>936</u>
Gross Operating Income (GOI)	<u>45,864</u>
Operating Expenses <u>25</u> %	<u>11,700</u>
Net Operating Income (NOI)	<u>34,164</u>
Loan Payment (P&I)	_____
Gross Spendable Income (SI)	_____
Cap Rate (NOI / LP)	= _____ %
Gross Multiplier (LP / GSI)	= _____ x Gross

PRICE REDUCTION

JAY DUNN
(714) 974-1040

- * NEW ROOF
- * NEW COPPER PLUMB.
- * ENCLOSED GARAGES

A / P # 386-321-08 Tax Area 8001

Tax Rate Year	_____	Tax Rate	_____ %
Land	<u>26,392</u>		<u>33</u> %
Improvements	<u>54070</u>		<u>67</u> %
Personal Property	<u>0</u>		<u>0</u> %
Total	<u>80,462</u>		<u>100</u> %

Legal: Lot # 8 Block # _____ Tract # 2452

NO	BR	Bath	F/U/P	Actual Rent	Total Rent Per Month	Annual Operating Expenses
1	2	1	U	1,000	1,000	Taxes (New) *
						Insurance (EstF&L) *
2	2	1	U	950	950	Workers Comp. *
						Gas *
3	2	1	U	1,000	1,000	Electricity *
						Water / Sewer *
4	2	1	U	950	950	Trash *
						Supplies *
						Cable TV *
						Maintenance _____ % *
						Pest Control *
						Licenses *
						Gardener *
						Pool *
						Manager *
						Professional Mgmt. *
						Furniture Replacement *
# Units Leased <u>0</u>				Total \$ <u>3,900</u>		
Other Income \$ <u>0</u>						
# Garages <u>4</u> @ \$ <u>0</u>				\$ <u>0</u>		
Laundry Equipment: <u>Own Lease</u>				<u>0</u>		
Monthly Gross Scheduled Income \$ <u>3,900</u>				Total \$ <u>11,700</u>		

Loan Information as of 7-Feb

1st TD 530,000 @ _____ /MO P&I @ _____ %
 Due _____ Lender _____
 Assumable? Y N Type _____ Fee _____

2nd TD _____ @ _____ /MO P&I @ _____ %
 Due _____ Lender _____
 Assumable? Y N Type _____ Fee _____

Financing Remarks SELLER'S CHOICE OF SERVICES, IT IS THE SELLER'S INTENTION TO EFFECT AN I.R.C.SEC.1031 TAX-DEFERRED EXCHANGE INTO A SUITABLE PROPERTY AT NO COST, LIABILITY OR DELAY TO THE BUYER. Total Tenant Deposits _____

Approx. Average Apartment Sq Ft: Studio/Bachelor _____ 1 BR _____
 2 BR _____ 3 BR _____ Total Building Sq Ft 3,218

Tract Code _____ Tract Name _____
 Land: Fee Lease _____ Lease \$ _____ / MO YR Year Lease Expires _____

Zones: Special Study? Y N Flood? Y N Coastal? Y N Slide? Y N
 Additions, Alterations, Repairs? Y N Building Permit? Y N
 Total Parking 4 # Garages 4 # Carports 0
 # Spaces 0 # Patio 4 Recreation Room? Y N
 Tenant Pays: Gas Y N Electricity Y N Water? Y N
 Rent Control? Y N Tenant Pays: Cable TV Y N Trash? Y N

Zoning MULTI Lot Size 60 x 167 Lot Square Feet 10,037 #Buildings 1 Age in Years 46
 Construction F & S Stories 1 Sewer I.C.P. _____ Heat W.H. Central A/C? Y N # Wall A/C _____ Elevators N
 Floors SLAB # Carpets 4 # Drapes 4 # Ranges 4 # Rfg 0 # Disposals 4 # DW/ Roof COMP.
 Circulating Water Heaters? Y N Pool? Y N Heated? Y N Spa? Y N Sauna? Y N Alley? Y N Paved? Y N
 Remarks EXPENSES ARE ESTIMATED AT 25%, SINGLE STOTY, NEW ROOF, NEW COPPER PLUMBING, COVERED PATIOS IN REAR YARDS, TENANTS PAY FOR ELECTRICITY AND GAS, INCLUDING GAS TO HEAT WATER, 10,037 SQUARE FOOT LOT, LOCATED IN A MOSTLY SINGLE FAM. NEIGHBORHOOD, VERY LOW RENTS, LONG TERM TENANTS, PRE-QUAL LETTER W/ FICO SCORES AND PROOF OF FUNDS TO ACCOMPANY ALL OFFERS

To Show Contact DRIVE-BY ONLY Phone 714-974-1040 Owner / Manager DRIVE-BY ONLY
 Listing Office E766 Listing Office Name PRUDENTIAL CA REALY / ORANGE PH 714-974-1040
 Salesperson _____ Salesperson Name JAY DUNN PH 714-398-1331 S/O Comp 2.5

All Information is from sources believed reliable but is not guaranteed. Information is confidential and for licensed agent use only - not for public distribution. Owner certifies that the above information is accurate and complete to the best of his knowledge.

Salesperson Signature JAY DUNN Date _____
 Owner Signature ON FILE Date _____
 Broker Signature PRUDENTIAL CA REALTY Date _____

These two items mandatory for MLS submittal only.

RESIDENTIAL INCOME



Listing: On File

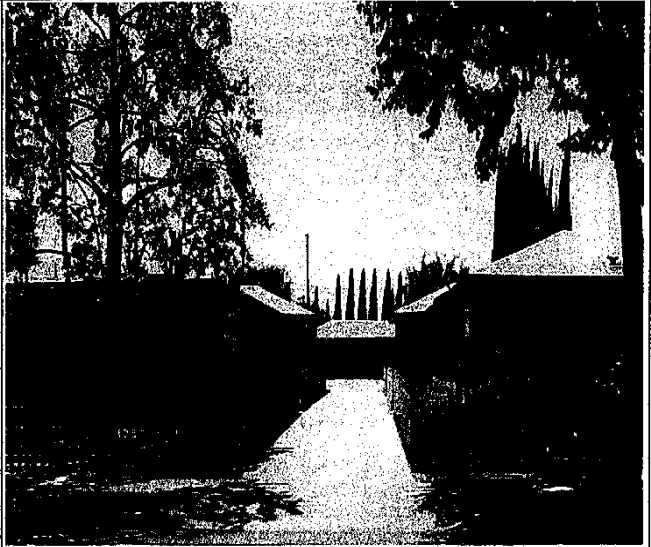
Expiration Date: On File

Type of Listing Agreement: ER

Have: 4 units on large lot City: Santa Ana Area 69 TG# 829E6 # Units 4 List Price (LP) \$ 910,000
 Address: 1702/1704 S. Flower Units A&B County: OR State: CA Zip: 92707 Present Loans \$
 Cross Streets: Flower / Edinger Price per Unit \$ Gross Equity \$
 Features: FL, GD, LU, LX, UW Terms: CASH/Cash to New Loan Poss: COE

FINANCIAL ANALYSIS (ANNUAL)

		Market
Gross Scheduled Income (GSI)	\$ 52,980	62,400
Vacancy Allowance %	\$ 0	0
Gross Operating Income (GOI)	\$ 52,980	62,400
Operating Expenses - %	\$ 21,765	21,765
Net Operating Income (NOI)	\$ 31,215	40,635
Loan Payment (P&I)	\$	
Gross Spendable Income (SI)	\$	
Cap Rate (NOI + LP)	= 3.43 %	4.00 %
Gross Multiplier (LP + GSI)	= 17.18 X GROSS	14.58 X GROSS



A/P# 013-231-07 Tax Area 11003
 Tax Rate Year / Tax Rate
 Land \$ %
 Improvements \$ %
 Personal Property \$ %
 Total \$ 100%
 Legal: Lot # 89 Block # Tract # 74103

NO	±	DR	BATH	F/U/P	ACTUAL RENT	TOTAL RENT PER MONTH	ANNUAL OPERATING EXPENSES
02A		2	1	U	1225	1225	Taxes (New) \$ 11,250
02B		2	1	U	1150	1150	Insurance (ESTF&L) 2000
04A		2	1	U	1020	1020	Workers Comp.
04B		2	1	U	1020	1020	Gas
							Electricity
							Water/Sewer/Trash 3410
							Repairs 3605
							Supplies
							Cable TV
							Maintenance %
							Pest Control
							Licenses 250
							Gardener 1250
							Pool
							Manager
							Professional Mgmt
							Furniture Replacement
# Units Leased						Total \$ 4415	
						Other Income \$ 0	
						\$ 4415	
# Garages @ \$							
Laundry Equipment							
Monthly Gross Scheduled Income						\$ 4415	Total \$ 21,765

Loan Information as of
 1st TD \$ @ \$ /MO P&I @ %
 Due Lender
 Assumable? Y N Type ≥ Fee
 2nd TD \$ @ \$ /MO P&I @ %
 Due Lender
 Assumable? Y N Type ≥ Fee
 Financing Remarks
 Total Tenant Deposits
 Approx. Average Apartment Sq Ft: × Studio/Bachelor 1 BR
2 BR 3 BR Total Building Sq Ft
 Tract Code Tract Name
 Land FEE LEASE Lease \$ /MO YR Year Lease Expires
 Zones: Special Study? Y N Flood? Y N Coastal? Y N Slide? Y N
 Additions, Alterations, Repairs? Y N Building Permit? Y N
 Total Parking 8 # Garages 4 # Carports
 # Spaces # Patio Recreation Room? Y N
 Tenant Pays: Gas? Y N Electricity? Y N Water? Y N
 Rent Control? Y N Tenant Pays: Cable TV? Y N Trash? Y N

Zoning: MULTI Lot Size: 90 x 211 Lot Square Feet 19,231 # Buildings 3 Age in years 50
 Construction¹: Stucco Stories¹ Sewer¹² JCP Heat¹³ WG Central A/C? Y N # Wall A/C Y N Elevators? Y N
 Floors¹⁴ RF,HW,SV # Carpets 0 # Drapes 4 # Ranges 4 # RFG 0 # Disposals 4 # D/W 0 Roof¹⁵ CO
 Circulating Water Heaters? Y N Pool? Y N Heated? Y N Spa? Y N Sauna? Y N Alley? Y N Paved? 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 2bdm/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.

To Show Contact¹⁶ CLO/DNCO/SR PH Owner/Manager
 Listing Office # G408 Listing Office Name Meagher Realty PH (714) 971-3133 ext 23 Recip To
 Salesperson # G408 Salesperson Name Jim Meagher PH (714) 396-5846 S/O Comp¹⁷ 3% 18? Y N
 All information is from sources believed reliable but is not guaranteed. Information is confidential and for licensed agent use only - not for public distribution.
 Owner certifies that the above information is accurate and complete to the best of his knowledge.
 ON FILE 7/17/07 7/17/07
 DATE SALES PERSON SIGNATURE BROKER SIGNATURE DATE



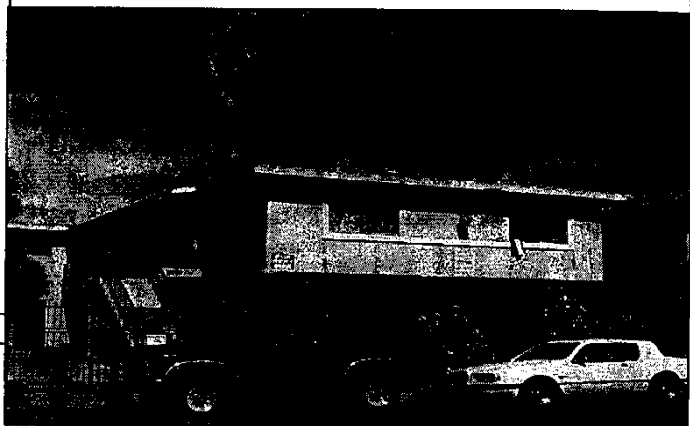
7 UNITS

RESIDENTIAL INCOME MOTIVATED SELLER-BRING ALL OFFERS



Have	City	Santa Ana	TG #	# Units	7	List Price (LP)	\$989,000
Address	County	Orange	State	CA	Zip	92703	Present Loans
Cross Streets		1st & Bristol	Per Unit	141,286			Gross Equity
Features		On site Laundry and Parking Spaces	Terms	Cash, CTNL			Possession
							COE

FINANCIAL ANALYSIS (ANNUAL)		Market/Projected
Gross Scheduled Income (GSI)	\$ 86,400	90,000
Vacancy Allowance 3.0 %	\$ 2,592	2,700
Gross Operating Income (GOI)	\$ 83,808	87,300
Operating Expenses 30.5 %	\$ 24,800	24,800
Net Operating Income (NOI)	\$ 59,008	62,500
Loan Payment (P&I)	\$ 27,831	27,831
Gross Spendable Income (SI)	\$ 31,177	34,669
Cap Rate (NOI/P) =	5.97 %	6.32 %
Gross Multiplier (LP/GSI) =	11.4 X Gross	11.0 X Gross



A/P #	Tax Area	
Tax Rate Year	Tax Rate	1.2 % Special
Land		% Assmnt.
Improvements		% \$
Personal Property		%
Total		100%
Legal : Lot #	Block#	Tract#

MOTIVATED SELLER-BRING ALL OFFERS

No.	BR	BATH	Furn Unf	ACTUAL RENT	TOTAL RENT PER MONTH	ANNUAL OPERATING EXPENSES
4	1	1.00		950	3,800	Taxes (New) \$ 11,000
3	2	1.00		1100	3,300	Insurance (Est F&L) 1,800
						Worker's Comp 0
						Utilities 4,000
						Supplies
						Advertising
						Maintenance 5,000
						Pest Control
						Licenses
						Gardener
						Reserves
						Manager
						Professional Mgmt.
						Replacements
						Misc 2,000
						Total 24,800

Loan Information as of	1st TD \$ 620,000	@ \$ 4,060	/MO P & I @ 6.750%
Due	Lender	Type	Fee
Assumable?			
2nd TD \$	@ \$	/MO P & I @	
Due	Lender	Type	Fee
Assumable?			
Financing Remarks	Call Listing Agents for loan info		
Approx. Average Apartment Sq Ft:	Studio/Bachelor	1 BR	
2 BR	3 Br	Total Building Sq Ft	5,097
Tract Code	Tract Name		
Land: Fee	Lease \$	/MO YR	Yr. Lse. Exp.
Zones: Sp. Study?	Flood?	Coastal?	Slide?
Additions, Alterations, Repairs?	Building Permits?		
Total Parking	# Garages	0	# Carports
# Spaces	7	# Patio	Y
Tenant Pays:	Gas?	N	Electricity?
Rent Control?	n	Tenant Pays:	Cable TV?
		Y	Y
		# Buildings	1
		Year Built	1960
		# Wall A/C?	Y
		Elevators?	N
		# Ranges	
		# Rtg	
		# Disposals	
		# D/W	
		Roof	
		Sauna?	N
		Alley?	Y
		Paved?	Y

Remarks: Good Unit Mix, Non-Rent Control, High Rental Demand, Ease of Management, Immediate Rental Upside Avail
Property is close to Santa Ana City College and easy access to the 22, 405 and 55 FWY

Show Contact	Drive by only.	Owner/Manager:	On File
Listing Agent	Greg Bassirpou	Phone	949-258-4528
Listing Agent	James Forootan	Phone	949-258-4596
		eMail	gbassirpou@marcusmillichap.com
		FAX	949-833-0701
		Cell:	949-929-5787
		S/O Comp.	2.00%

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

James Forootan

Marcus & Millichap

Real Estate Investment Brokerage Company

RESIDENTIAL INCOME



Type of Listing Agreement ER

Have **10 units Casa Del Pueblo** City **Phoenix** TG # **463E6** # Units **10** List Price (LP) **380,000**
 Address **921 & 927 S. 35th Ave.** County **Maricopa** State **AZ** Zip **85009** Present Loans _____
 Cross Streets **Van Buren St. on 35th Ave** Price/Unit **\$38,000** Gross Equity _____
 Features **Has great visibility and excellent frontage on 35th Ave.** Terms _____ Poss. _____

FINANCIAL ANALYSIS (ANNUAL)

Gross Scheduled Income (GSI)	\$	38,220
Vacancy Allowance	%	
Gross Operating Income (GOI)	\$	
Operating Expenses	%	5,359
Net Operating Income (NOI)	\$	32,861
Loan Payment (P&I)	\$	
Gross Spendable Income (SI)	\$	
Cap Rate (NOI/LP)	=	%
Gross Multiplier (LP/GSI)	=	X Gross

GREAT LOCATION!! CLOSE TO 10 & 17 FREEWAYS AND TO DOWNTOWN PHOENIX! INDIV METERED ELECTRIC, ON SITE MANAGER! PREFER TO BE SOLD WITH 30 UNITS LOCATED JUST 5 MIN. AWAY AT 1930 W. VAN BUREN ST. 3 UNITS ARE CURRENTLY IN QUIET REHAB. THESE LISTINGS CAN BE SOLD TOGETHER OR INDIVID, AS BELOW INSTR! CURRENTLY FULL EXCEPT "3" UNITS UNDER REHAB FOR RERENT \$450-\$500 MONTH OTHERS ALL OCCUPIED

A/P # _____ Tax Area _____
 Tax Rate Year _____ Tax Rate _____ % Special Assessment _____
 Land _____ %
 Improvements _____ %
 Personal Property _____ %
 Total _____ 100%
 Legal: Lot # _____ Block# _____ Tract# _____

No.	BR	BATH	Furn	ACTUAL RENT	TOTAL RENT PER MONTH	ANNUAL OPERATING EXPENSES
8	1	1.00		350	2,800	Taxes (New) \$ _____
1	1	1.00		385	385	Insurance (Est F&L) _____
1	1	1.00	mgr	0	0	Worker's Comp _____
						Gas All utilities 5,359
						Electricity _____
						Water/Sewer _____
						Trash _____
						Supplies _____
						Advertising _____
						Maintenance _____
						Pest Control _____
						Licenses _____
						Gardener _____
						Pool _____
						Manager _____
						Professional Mgmt. _____
						Furniture Replacement _____
						tree trimming _____
						Total \$ 5,359

Loan Information as of _____
 1st TD \$ _____ @ \$ _____ /MOP & I @ _____
 Due _____ Lender _____
 Assumable? _____ Type _____ Fee _____
 2nd TD \$ _____ @ \$ _____ /MOP & I @ _____
 Due _____ Lender _____
 Assumable? _____ Type _____ Fee _____
 Financing Remarks **LOW RENTS!!! VALUE ADDED!!!**
Great starter investment for 10 units!!
Loopnet has pictures of subject property and of the units the are mentioned!!!
 Approx. Average Apartment Sq Ft: Studio/Bachelor _____ 1 BR **10**
 2 BR _____ 3 Br _____ Total Building Sq Ft _____
 Tract Code **11/3621/3/11** Tract Name **Terra Verde**
 Land: _____ Lease _____ /MO YR _____ Yr. Lse. Exp. _____
 Zones: Sp. Study? _____ Flood? _____ Coastal? _____ Slide? _____
 Additions, Alterations, Repairs? _____ Building Permits? _____
 Total Parking **1 ech** # Garages **n** # Carports **n**
 # Spaces **y** # Patio _____ Rec. Room? _____
 Tenant Pays: Gas? _____ Electricity? _____ Water? _____
 Rent Control? _____ Tenant Pays: Cable TV? **X** Trash? _____

Zoning **M-H** Lot Size _____ X Lot Square Feet **8,195** # Buildings **1** Age In Years **1950**
 Construction **concrete** Stories **1** Sewer _____ Heat _____ Central A/C? _____ # Wall A/C **y** Elevators? **n**
 Floors **lenoleum** # Carpets **1/2 1/2** # Drpes/Blinds **vertical** # Ranges _____ # Rfg _____ # Disposals **n** # D/W **n** Roof **comp**
 Circulating Water Htrs? _____ Pool? **n** Heated? _____ Spa? _____ Sauna? _____ Alley? **n** Paved? **y**
 Remarks **All info per seller and county recorder/ buyer to satisfy-self on all info!!! Located in strong rental market**

OR MUST CLOSE CONCURRENTLY WITH 30 UNIT PROPERTY!

To Show Contact _____ Phone _____ Owner/Manager _____
 Listing Office # _____ Listing Office **Viking Int'l Real Estate** PH **(949) 252-2120** Recip To _____
 Salesperson # _____ Salesperson Name **J. Zarvos** PH Fx **(949) 252-2115** S/O Comp. **2%**

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

Owner certifies that the above information is accurate and complete to the best of his knowledge.

OWNER SIGNATURE _____ DATE _____
 SALESPERSON SIGNATURE _____ DATE _____
 BROKER SIGNATURE _____ DATE _____