

PORTFOLIO PROPERTIES

Aug 04, 2017

ANNUAL PROPERTY OPERATING DATA (APOD)

90 Units

De Rancho Y Mobile Villa Estates - 90 Unit Mobile Home Park

PRICE / INVESTMENT

Asking Price		\$ 5,700,000	\$ 63,333	Asking Price per Unit
Offer Price		\$ 5,400,000	94.7%	of Asking Price
Down Payment (%)	20.00%	\$ 1,080,000	20.0%	of Offer Price
Loan Points	2.00%	\$ 86,400	2.0%	of New 1st TD
Cost of Acquisition	0.25%	\$ 13,500	0.3%	of Offer Price
Total Investment Base (TIB)		\$ 1,179,900		

FINANCING

			Balance	Payment/Mo.	Interest	Amortization Period	Term
New	1st TD	80.00%	\$ 4,320,000	\$ 19,762	3.65%	30 Years	30 Yrs.
	2nd TD	0.00%	\$ -			Years	Yrs.

INCOME

			/ Month	/ Year	
Potential Rental Inc. (PRI)		\$	45,000	\$ 540,000	10.00 Gross Rent Multiplier (GRM)
Other Income (Occ.-Related)		\$	-		
Vacancy/MiscLoss	2.22%	(999)	(11,988)	2.22% of PRI = Vacancy Factor
Effective Rental Income		\$	44,001	\$ 528,012	
Othr Income (Not Occ.Rel.)		\$	2,301	\$ 27,613	
Gross Operating Income		\$	46,302	\$ 555,625	

OPERATING EXPENSES

		\$	-		\$2,164 Total Op. Expenses/Unit
Real Estate Taxes		\$	5,329	\$ 63,951	Cost of Acquisition as a factor of Price
Hazard Insurance		\$	716	\$ 8,597	New Loan(s)
Property Management		\$	2,558	\$ 30,690	Potential Rental Income(PRI)given by Seller
Utilities Gas / Electric		\$	1,580	\$ 18,964	Vacancy as a factor of PRI
Water		\$	716	\$ 8,597	Operating Expenses given by Seller
Vndr.Svc Pest Control		\$	57	\$ 679	Based on Actual 2016 Expenses
Garbage		\$	1,479	\$ 17,753	2017 Income at \$500 per space
Landscape		\$	494	\$ 5,923	Taxes per new Buyer: \$63,951
Maintenance		\$	339	\$ 4,064	Tax Rate= 1.121941%
Misc./ Other / All Else		\$	2,962	\$ 35,545	
Total Operating Expenses		(16,230)	(194,763)	35.05% of G.O.I. = Expense Factor

CASH FLOW

Net Operating Income (NOI)	\$	30,072	\$	360,862	6.68% Cap Rate
Less Debt Service (Financing)	(19,762)	(237,147)	1.52 Debt Coverage Ratio (DCR)
Less Capital Additions	-				
Less Funded Reserves	-				0.00% of Ann.Total Op. Expenses
Cash Flow Before Taxes		\$	10,310	\$ 123,715	10.49% Annual Cash-on-Cash Return