

Advanced Property Prospectus

Prepared Exclusively for: **CA Income Property Investor (EXAMPLE)**
 Address: _____
 City: _____ State / Zip: _____

Home Ph: _____
 Cell Ph: _____
 Email Address: _____

Property Address: **933 Easton**
 City: **Placentia** State / Zip: **CA 92870**
 # Units / Description: **Single Level 4-plex. All 2BR/1BA. 1 car garage each unit.**
Built 1965. Bldg 3,650 Sq Ft. Lot size 7,500 Sq Ft.
 Remarks: **Low Maintenance. New asphalt. Request cooperate with 1031.**

Date Prepared: **9/6/06**
 Agent: **The Snell Team**
 Office Phone #: **(714) 777-9482**
 Mobile Phone #: **(714) 458-6854**
 Email Address: **CAIncomeProperty.com**

PROPERTY & LOAN ASSUMPTIONS

Purchase Price	\$785,000	1st Loan	\$549,500	Est Repair Cost	\$0
Gross Rental Income	\$4,300	1st Loan - Rate	6.500%	Finance Repairs?	No
Vacancy Allowance	1.0%	Loan Term - Years	30.0	Future Assumptions	
Owner Occupied?	No	Amortizing? (Y/N)	No	Hold Period / Yrs	10.0
Monthly Expenses	\$1,231	2nd Loan	\$0	Cap Apprec Rate	6.0%
Property Taxes	\$818	2nd Loan - Rate	9.750%	Rent Increase Rate	5.0%
Property Insurance	\$164	Loan Term - Years	30.0	Exp Increase Rate	3.5%
Property Management	\$0	Amortizing? (Y/N)	No	Net Income Tax Rate	25.0%
Utilities (Wtr/Trash)	\$150	3rd Loan / HELOC	\$0	--- PROJECTED CASH FLOW RECAP ---	
Maintenance	\$75	3rd Loan - Rate	0.000%	Gross Rental Income	\$4,257
Misc / Other Exp	\$25	Loan Term - Years	0.0	Rental Expense	(\$1,229)
Loan Structure	100.0%	Amortizing? (Y/N)	No	Net Operating Income	\$3,028
1st Loan LTV %	70.0%	Total Cash to Close	\$251,200	Payment - 1st Loan	(\$2,976)
2nd Loan LTV %	0.0%	Est. Closing Costs	\$15,700	Payment - 2nd Loan	\$0
Down Payment %	30.0%	Loan Points	\$0	Payment - 3rd Loan	\$0
Down Payment	\$235,500	Misc / Other Fees	\$0	NET CASH FLOW	
Finance Down Payment?	No	Finance Close Costs?	No	\$52	

Gross Rent Multiplier	15.4
Cap Rate (%)	4.6%
Cash on Cash (%)	0.2%

FUTURE VALUE & CASH FLOW

----- Projected # of Years to Hold Property -----

	3.0	6.0	9.0	12.0	15.0
Projected Market Value	\$934,948	\$1,113,538	\$1,326,241	\$1,579,574	\$1,881,298
Gross Rental Income	\$4,928	\$5,705	\$6,604	\$7,645	\$8,850
Rental Expense	(\$1,362)	(\$1,510)	(\$1,675)	(\$1,857)	(\$2,059)
Net Operating Income	\$3,566	\$4,194	\$4,929	\$5,788	\$6,791
Total Mo Payment	(\$2,976)	(\$2,976)	(\$2,976)	(\$2,976)	(\$2,976)
Projected Cash Flow	\$589	\$1,218	\$1,953	\$2,812	\$3,815
Gross Rent Multiplier	15.8	16.3	16.7	17.2	17.7
Cap Rate (%)	4.6%	4.5%	4.5%	4.4%	4.3%
Cash on Cash (%)	2.8%	5.8%	9.3%	13.4%	18.2%
Cash Flow Gain / Loss	\$8,089	\$36,582	\$88,940	\$169,195	\$282,042
Repair Cost (if cash)	\$0	\$0	\$0	\$0	\$0
Paid-in Equity	\$0	\$0	\$0	\$0	\$0
Capital Gain / Loss	\$149,948	\$328,538	\$541,241	\$794,574	\$1,096,298
Total Net \$ Gain / Loss	\$158,036	\$365,119	\$630,181	\$963,769	\$1,378,340
Total Cumulative ROI (%)	62.9%	145.4%	250.9%	383.7%	548.7%