

## 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

<b>Purchase Price</b>	<b>\$785,000</b>	<b>1st Loan</b>	<b>\$549,500</b>	<b>Est Repair Cost</b>	<b>\$0</b>
Gross Rental Income	\$4,300	1st Loan - Rate	6.500%	Finance Repairs?	No
Vacancy Allowance	1.0%	Loan Term - Years	30.0	<b>Future Assumptions</b>	
Owner Occupied?	No	Amortizing? (Y/N)	No	Hold Period / Yrs	10.0
<b>Monthly Expenses</b>	<b>\$1,231</b>	<b>2nd Loan</b>	<b>\$0</b>	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	<b>3rd Loan / HELOC</b>	<b>\$0</b>	<b>--- PROJECTED CASH FLOW RECAP ---</b>	
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)
<b>Loan Structure</b>	<b>100.0%</b>	Amortizing? (Y/N)	No	Net Operating Income	\$3,028
1st Loan LTV %	70.0%	<b>Total Cash to Close</b>	<b>\$251,200</b>	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
<b>Down Payment</b>	<b>\$235,500</b>	Misc / Other Fees	\$0	<b>NET CASH FLOW</b>	
Finance Down Payment?	No	Finance Close Costs?	No	<b>\$52</b>	

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

### FUTURE VALUE & CASH FLOW

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

	<b>3.0</b>	<b>6.0</b>	<b>9.0</b>	<b>12.0</b>	<b>15.0</b>
<b>Projected Market Value</b>	<b>\$934,948</b>	<b>\$1,113,538</b>	<b>\$1,326,241</b>	<b>\$1,579,574</b>	<b>\$1,881,298</b>
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)
<b>Projected Cash Flow</b>	<b>\$589</b>	<b>\$1,218</b>	<b>\$1,953</b>	<b>\$2,812</b>	<b>\$3,815</b>
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
<b>Total Net \$ Gain / Loss</b>	<b>\$158,036</b>	<b>\$365,119</b>	<b>\$630,181</b>	<b>\$963,769</b>	<b>\$1,378,340</b>
<b>Total Cumulative ROI (%)</b>	<b>62.9%</b>	<b>145.4%</b>	<b>250.9%</b>	<b>383.7%</b>	<b>548.7%</b>