



Multi-Family Building Questionnaire

Comp #: _____

APN: 139-0-122-085

Document #: _____

Name: _____ Number of Units: 33 Sale Date: 5/19/2010
 Street: 1950 Lantana St Number of Bldgs: 1 Sale Price: \$ 3,700,000
 City: Oxnard Length of Escrow: 77 Down Payment: \$ 1,176,000
 State: CA Zip: 93036 Time on Market: 177

Property Type : (Check applicable box)

- Multi-Family Units Multi-Family Units (Subsidized)
 Multi-Family Units (Senior) Multi-Family Units (Condo)

Conditions of Sale: (Check applicable box)

- Distress Threat of Condemnation None REO 1031 Exchange (Buyer or Seller) Probate
 Auction Other: _____

Financing:

1st-Lender: 0 Amount: \$ 2,524,000 Rate: 6% Amtz: 30 Due: 2039
 2nd-Lender: _____ Amount: \$ _____ Rate: _____ Amtz: _____ Due: _____

Income Data:

#	BR	BA	Rents at Time of Sale	Projected Rent	Unit Size
17	1/1		15,322	16,150	661
8	2/1.5 TH		9,325	10,800	1,271
8	2/1		9,503	10,000	940

of Vacant Units ATOS: _____
Parking Spaces: _____ @ \$ _____Additional Income:
(laundry, garage, etc.):

1	Laundry	\$	350
2	Other	\$	0
3		\$	

Income Data:

 At Time of Sale Pro Forma

Gross Scheduled Income:	\$	414,000		\$	447,600
Less Vacancy: <u>5.0%</u> % <	\$	20,700	>	<	\$ 22,380 >
Gross Operating Income:	\$	393,300		\$	425,220
Less Expenses: <u>34.8%</u> % <	\$	144,233	>	<	\$ 159,487 >
Net Annual Income =	\$	249,067		\$	265,733

Cap Rate: 6.35GRM: 8.94

Property Characteristics:

Bldg SF: 27,830
 Land SF: 36,366
 Year Built: 1,969

Utilities:

- Separately Metered
 Master Metered

Amenities:

- | | | |
|--|--|---|
| <input type="checkbox"/> Alarms | <input type="checkbox"/> A/C Central | <input type="checkbox"/> A/C Wall |
| <input type="checkbox"/> Business Center | <input type="checkbox"/> Balcony | <input type="checkbox"/> BBQ |
| <input type="checkbox"/> Cathedral Ceiling | <input type="checkbox"/> Cable Ready | <input type="checkbox"/> Cable TV |
| <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Club House |
| <input type="checkbox"/> Elevator | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Disposal |
| <input type="checkbox"/> Laundry | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Gym |
| <input type="checkbox"/> Mini Blinds | <input type="checkbox"/> Life Safety | <input type="checkbox"/> Microwave |
| <input type="checkbox"/> Picnic Area | <input type="checkbox"/> Patio | <input type="checkbox"/> Perimeter Fence |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Pool | <input type="checkbox"/> Rec Room |
| <input type="checkbox"/> Smoke Detectors | <input type="checkbox"/> Security Entrance | <input type="checkbox"/> Security Parking |
| <input type="checkbox"/> Tennis Court | <input type="checkbox"/> Spa | <input type="checkbox"/> Storage Lockers |
| <input type="checkbox"/> W/D Hook-Ups | <input type="checkbox"/> Tot Lot | <input type="checkbox"/> Vaulted Ceilings |
| | <input type="checkbox"/> W/D Individual | |

Deferred Maintenance:

\$ _____ Cost To Cure

- Carpets Appliances
 Paint - Interior Roof
 Paint - Exterior Plumbing
 Other: _____

Credits: \$ _____

Seller:	<u>Bill Johnson, General Partner</u>
Seller Phone:	<u>805-469-6307</u>
Listing Broker:	<u>Mark Dobbs, Braemon Hanes, Todd Schwartz</u>

Buyer:	<u>Tim Cahill</u>
Buyer Phone:	<u>310-923-4353</u>
Selling Broker:	<u>Tim Cahill</u>

Notes: _____

