



Multi-Family Building Questionnaire

Comp #: _____

APN: 5807-022-014

Document #: _____

Name: _____ Number of Units: 6 Sale Date: 6/25/2010
 Street: 3904 Orangedale Avenue Number of Bldgs: 3 Sale Price: \$ 635,000
 City: Montrose Length of Escrow: 48 Down Payment: \$ 317,500
 State: CA Zip: 91020 Time on Market: 49

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: Seller Amount: \$ 317,500 Rate: 5.5 Amtz: 30 Due: 2017
 2nd-Lender: _____ Amount: \$ _____ Rate: _____ Amtz: _____ Due: _____

Income Data:

| # | BR | BA | Rents at Time of Sale | Projected Rent | Unit Size |
|---|-----|----|-----------------------|----------------|-----------|
| 1 | 1/1 | | 900 | 900 | 400 |
| 2 | 1/1 | | 850 | 900 | 400 |
| 3 | 1/1 | | 750 | 900 | 400 |
| 4 | 1/1 | | 775 | 900 | 400 |
| 5 | 1/1 | | 850 | 900 | 400 |

of Vacant Units ATOS: _____
 Parking Spaces: _____ @ \$ _____

Additional Income:
 (laundry, garage, etc.):

| | | | |
|---|---------|----|---|
| 1 | Laundry | \$ | 0 |
| 2 | Other | \$ | 0 |
| 3 | | \$ | |

Income Data:

At Time of Sale Pro Forma

| | | | | | | | |
|---------------------------------|----|---------------|---|----|---------------|---------------|------------------------------|
| Gross Scheduled Income: | \$ | <u>59,700</u> | | \$ | <u>64,800</u> | | Cap Rate: <u>5.80</u> |
| Less Vacancy: <u>3.0%</u> % < | \$ | <u>1,791</u> | > | < | \$ | <u>2,592</u> | > |
| Gross Operating Income: | \$ | <u>57,909</u> | | \$ | <u>62,208</u> | | GRM: <u>10.64</u> |
| Less Expenses: <u>36.0%</u> % < | \$ | <u>21,106</u> | > | < | \$ | <u>23,556</u> | > |
| Net Annual Income = | \$ | <u>36,803</u> | | \$ | <u>38,652</u> | | |

Property Characteristics:

Bldg SF: 2,592
 Land SF: 5,676
 Year Built: 1,949

Utilities:

- Separately Metered
 Master Metered Water

Amenities:

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

Deferred Maintenance:

\$ _____
 Cost To Cure

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

Credits: \$ _____

Seller: Ara Derian
 Seller Phone: (818) 865-8305
 Listing Broker: Braemon Hanes

Buyer: Pilar St. George and Robert Greenless
 Buyer Phone: 8005725305
 Selling Broker: Robbyn Battles

Notes: _____

