



Five Units – Downtown Santa Ana

Property Address: 313 – 317 S. Broadway
 Santa Ana, CA 92701

APN: 398-287-04

Units: 5 (3 x 2-bdrm/1-bath, 2 x 1-bdrm/1-bath)

Year Built: 1955

Building Size: 2,964 Square Feet, approx.

Lot Size: 6,250 Square Feet, approx.

Broadway is a great, stable investment for an owner. The interiors are in good condition with tile in the bathrooms and kitchens. Individual water heaters are in each unit. Ceiling fans are in some living rooms and bedrooms. The upstairs units have balconies off the kitchen. The property consists of four enclosed garages has a large bonus room currently used for storage. The building enjoys great visibility on Broadway. The tenants enjoy walking distance to the 4th Street Shops and Restaurants, the downtown city services, and one of the city's bike trails. The property provides easy access to the 5, 22, and 55 freeways.

Rent Roll

313:	1-bedroom/1 bath	\$950
313 1/2:	2-bedroom/1 bath	\$1,035
315:	2-bedroom/1 bath	\$1,050
317:	1-bedroom/1 bath	\$935
317 1/2:	2-bedroom/1 bath	\$930

Exclusively Listed by:

Jennifer Song

DRE# 01378609

RE/MAX Commercial

jsong@remaxcir.com

310.802.2508 Direct

310.872.7567 Cell

310.802.2560 Fax

Investment Overview

Price	\$625,000	Price Per Unit	\$125,000	Proposed Financing	
Number of Units	5	Price Per SF	\$210.86	Down Payment	\$218,750
Gross Bldg. SF	2,964	Cap Rate (Actual)	6.28%	Loan To Value	65.0%
Parcel Number	7281-012-021	GRM (Actual)	10.57	Approximate Loan Amount	\$406,250
Year Built	1955	Cap Rate (Proforma)	6.47%	Interest Rate	6.15%
Zoning	0	GRM (Proforma)	10.35	Annual Debt Service	(\$29,700)
Map Page	795-E7			Year 1 Cash Return	4.4%
				Debt Coverage Ratio	1.32

Unit Mix and Rent Schedule

Type	Units	Ave. SF	Average Rent	Total Rent	Rent/SF	Market Rent	Total Rent	Rent/SF
1 Bed / 1 Bath	2	500	940	\$1,880	\$1.88	\$950	\$1,900	\$1.90
2 Bed / 1 Bath	3	650	1,040	\$3,120	\$1.60	\$1,050	\$3,150	\$1.62

Income

		Current	% of GSI	Proforma	% of GSI
Annual Gross Potential Rent	\$4,900 per month	\$58,800	99.5%	\$60,060	99.5%
Laundry Income	\$26.00 per month	\$312	0.5%	\$312	0.5%
Misc. Income	\$0.00 per month	\$0	0.0%	\$0	0.0%
Parking / Garages	\$0.00 per month	\$0	0.0%	\$0	0.0%
Gross Scheduled Income		\$59,112	100.0%	\$60,372	100.0%
Vacancy Factor	5.00%	(\$2,956)		(\$3,019)	5.0%
Effective Gross Income		\$56,156		\$57,353	

Expenses

		Current	% of GSI	Proforma	% of GSI
Operating Expenses					
Property Insurance	\$0.51 per sf	\$1,518	2.6%	\$1,518	2.5%
New Property Taxes	1.250000%	\$7,813	13.2%	\$7,813	12.9%
On-Site Management	\$0.00 per month	\$0	0.0%	\$0	0.0%
Off-Site Management	0.0% EGI	\$0	0.0%	\$0	0.0%
Repairs & Maintenance	\$600.00 per unit	\$3,000	5.1%	\$3,000	5.0%
Administrative & Miscellaneous	\$8.33 per month	\$100	0.2%	\$100	0.2%
Pest Control	\$30.00 per month	\$360	0.6%	\$360	0.6%
Permits/Licenses	\$17.92 per month	\$215	0.4%	\$215	0.4%
Landscaping	\$50.00 per month	\$600	1.0%	\$600	1.0%
Trash Removal	\$101.83 per month	\$1,222	2.1%	\$1,222	2.0%
Utilities	\$167.08 per month	\$2,005	3.4%	\$2,005	3.3%
Other Expenses	\$8.33 per month	\$100	0.2%	\$100	0.2%
Total Operating Expenses		\$16,933		\$16,933	
	Expenses Per Unit	\$3,387		\$3,387	
	Expenses Per SF	\$5.71		\$5.71	
	Percentage of GSI	28.64%		28.05%	

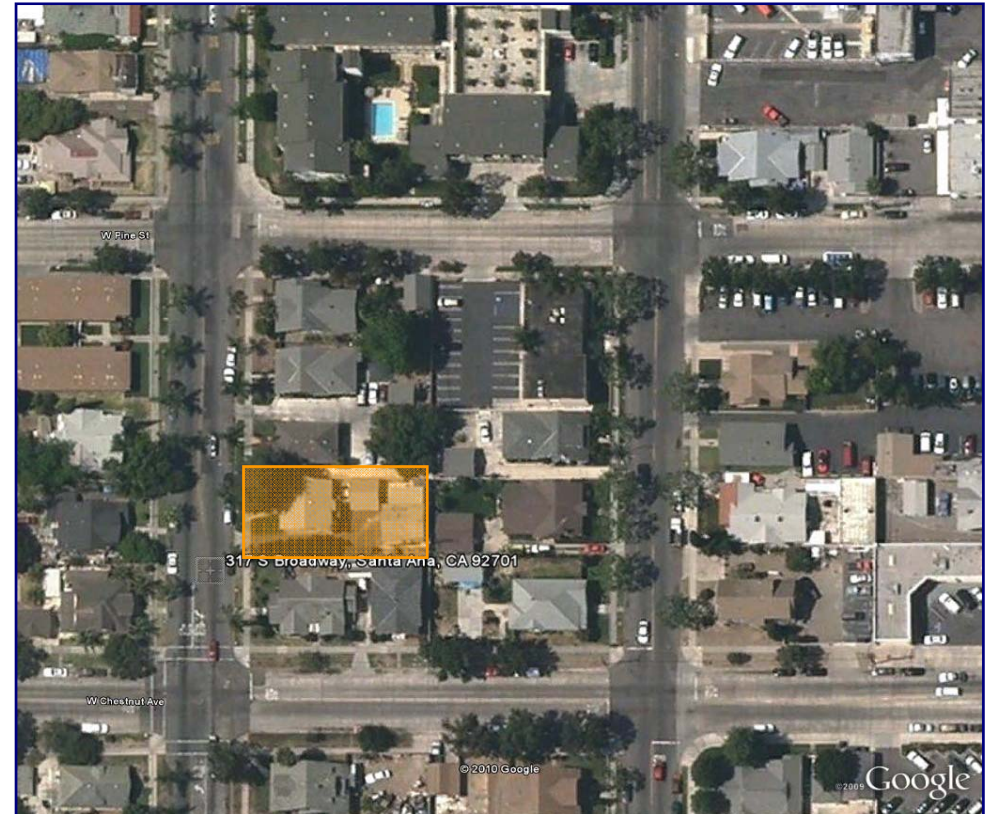
Net Operating Income		\$39,224		\$40,421	
Annual Debt Service		(\$29,700)		(\$29,700)	
Cash Flow		\$9,524		\$10,721	
Cash Return		4.35%		4.90%	

This information has been obtained from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to rents, income, expenses, square footage or are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



313-317 S. Broadway, Santa Ana

FOR SALE



Exclusively Listed by:

Jennifer Song

DRE# 01378609

RE/MAX Commercial

jsong@remaxcir.com

310.802.2508 Direct

310.872.7567 Cell

310.802.2560 Fax

This information has been obtained from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to rents, income, expenses, square footage or are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

