Addendum to OM

- Modifications to OM:

1. **Price per Bedroom**

   $136,485

2. **Rent Roll**

Unit	Type	Actual Rent
1	3 Bed/2 Bath	$2,725
2	2 Bed/1 Bath	$1,925
3	2 Bed/1 Bath	$1,925
4	3 Bed/2 Bath	$2,800
5	2 Bed/1 Bath	$2,025
6	2 Bed/1 Bath	$2,025

3. Income Summary

Actual

Income ($)	Monthly ($)	Yearly ($)
Gross Rent	13,425	161,100
Laundry	200	2,400
Vacancy (1.4%) **	(-)188	(-)2,255
Total	13,437	161,244
** PACIFIC 5 YEAR VACANCY = 1.4%		

4. Expense Summary

Actual

Expenses ($)	Monthly ($)	Yearly ($)
Total Expenses		36,650
NOI		124,594
Actual Gross Income to Expense Ratio = 23%		

5. Pricing Summary

LIST PRICE

	$1,910,800
Description	Amount
Down Payment	$764,400
First Trust Deed	$1,146,400
Effective Gross Income	$161,244
Net Operating Income	$124,594
Debt Service	$6,402
DSCR	1.5
Cash on Cash Return (%)	6
Cap Rate	6.53
Gross Rent Multiplier	11.85
Price per Bedroom	$136,485