

RAPID EQUITY BUILDER PROGRAM RESULTS

CONDO
to
4-Plex

HIGHLIGHTS:

- Short term cash flow of approx \$200 less per month - long term, cash flow potential is much higher
- Large lot provides opportunity to build 1-2 ADUs for additional rental income
- Owns larger asset for larger appreciation with principal of approx \$1,500 being paid down each month

1001 West Stevens Avenue, #412 Santa Ana

2 bed, 2 bath - 875 sq. ft. condo

Purchased as an REO on 9/30/2009 for cash

Was rented for \$1,650 per month

Monthly expenses of \$744

Cash flowed \$906 per month

Sold for \$330,000 on 4/24/2020

1031 to 860 North Stonewood Street

(3) 2 bed, (1) 3 bed, 4-plex, Covington style, 10,454 lot

Purchased 5/27/20 for \$1,367,500 with \$957,250 loan, 4% interest, \$80,000 new money, closed 5/27/2020; \$0 initial repairs

Currently rented for \$7,450 per month

Monthly Expenses of \$6,660

Current cash flow of \$790 per month (\$1,065 after 1st year)

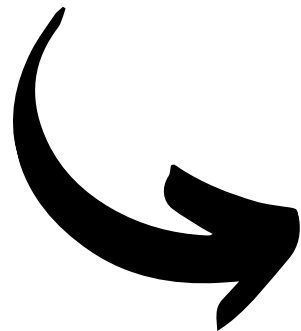


RAPID EQUITY BUILDER PROGRAM RESULTS

**CONDO
to
3 on 1 lot**

HIGHLIGHTS:

- Increased monthly cash flow by \$717
- Large lot provides opportunity to build additional detached unit for additional rental income OR ability to knock down structures to build a 6 unit complex
- Owns larger asset for larger appreciation with principal of approx \$548 being paid down each month



11330 West Brentwood Circle, #C, Corona

2 bed, 2 bath - 1095 sq. ft. condo

Purchased as an REO, 9/7/2012, \$115,000, \$71,250 loan

Was rented for \$1,750 per month

Monthly expenses of \$1,055

Cash flowed \$695 per month

Sold for \$256,000 on 4/24/2020

1031 to 9250 Olive Street, Fontana

3 on a lot (separate detached structures). (2) 2 bed/1 bath, (1) 1 bed/1 bath, 18,000 lot.

\$539,000 purchase price with \$377,300 loan, 4.125% interest, no new money, closed 8/18/2020. +\$8,000 initial repairs and leasing fees.

Currently rented for \$4,600 per month

Monthly Expenses of \$3,188

Current cash flow of \$1,412 per month

RAPID EQUITY BUILDER PROGRAM RESULTS

**CASH
to
purchase**



HIGHLIGHTS:

- Off Market Sale with instant equity
- Initial investment of \$285,000 for a currently monthly return of \$1,314
- Principal of approx \$548 being paid down each month
- Under a year later, resale value with permitted ADU is approx. \$1Mil

New Money to purchase (not exchange),

939 Moraga Street, Anaheim

SFR, 3 bed/1 bath 1,103 sq. ft., 7,200 lot

Had existing workshop, 38' x 25' approx 950sq. ft., built 1973.

Closed Escrow 8/7/2020.

Purchase Price of \$595,000 (\$150,000 cash down)

\$0 to repair front unit

\$135,000 to convert the workshop & permit as an ADU

Total cash: \$285,000

Currently rented for \$5,700 per month

Monthly Expenses of \$3,786

Current cash flow of \$1,314 per month