

RAPID EQUITY BUILDER PROGRAM RESULTS

CONDO
to
4-Plex

HIGHLIGHTS:

- Increased cashflow of \$159 per month after 1 year
- Large lot provides opportunity to build 1-2 ADUs for additional rental income
- With an average appreciation of 5% over the next 10 years:

Condo will be worth approx \$564,411
4Plex will be worth approx \$2,227,512

That's a difference of **\$1,663,101** in Equity

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)

