

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
- Resale value with permitted ADU is approx. \$1Mil - an equity growth of \$500,000 in less than a year

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