

CONTACT INFORMATION

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MISCELLANEOUS

Best times to preview/meet Evenings and weekends
Current living situation leasing/staying with friends

CRITERIA

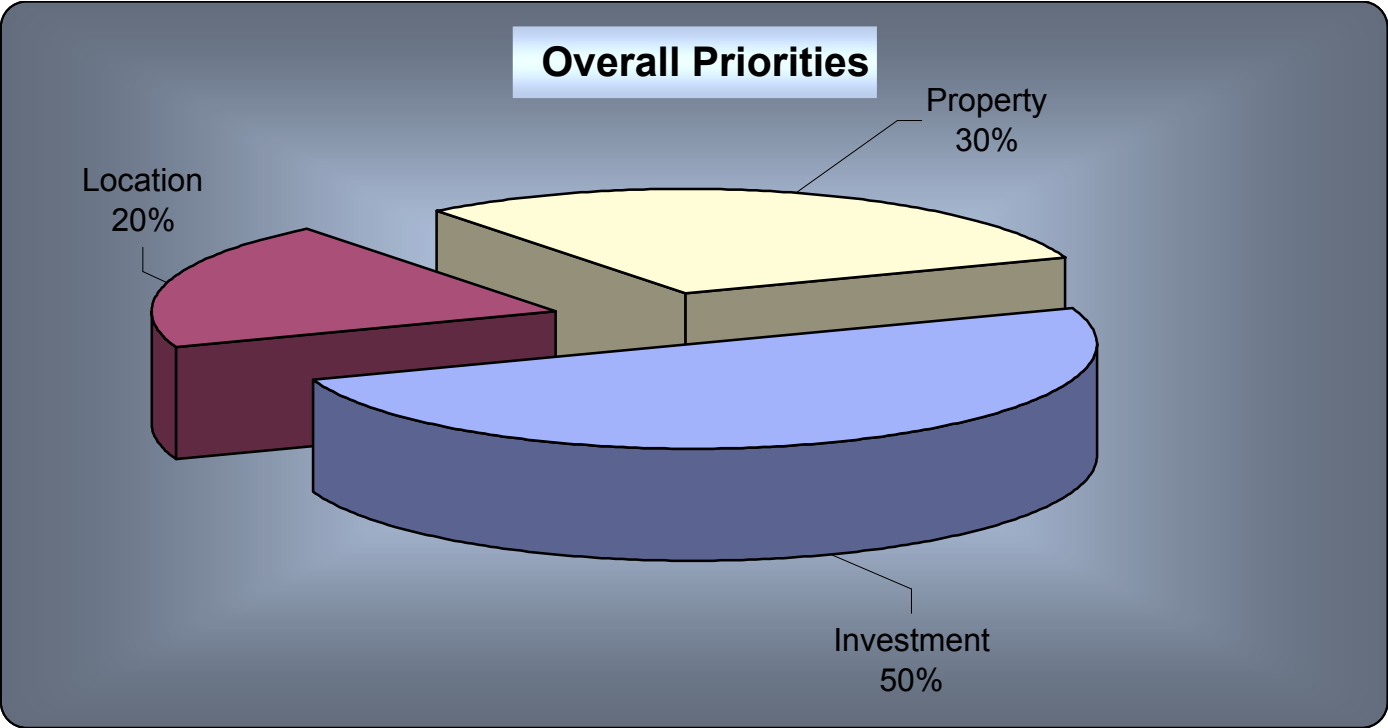
Target Areas Within 10 mile radius of Lockheed Martin in Sunnyvale
 from Palo Alto to downtown San Jose; Campbell, Cupertino, Sunnyvale, Mountain View

Key Location Attributes	Convenient work commute	Near parks, entertainment	High quality neighborhood
Must Have Property Attributes	At least 2 legal units	Individual utility meters	At least one unit has 2+ beds
Want to Have	Vaulted ceiling	Laundry	Garage/reserved parking for 2
	Air conditioning	Storage space	Fireplace
Don't Wants	repair/upgrade expenses	financial risk	higher price range

FINANCIAL

Price Range Up to \$500k, less is desirable
Loan Pre-approval Noel McCord 9/29/2008
Loan Pre-qualification Noel McCord 9/21/2008
CPA Tax Assessment TBD TBD

Investment	50%
Location	20%
Property	30%
SUM	1



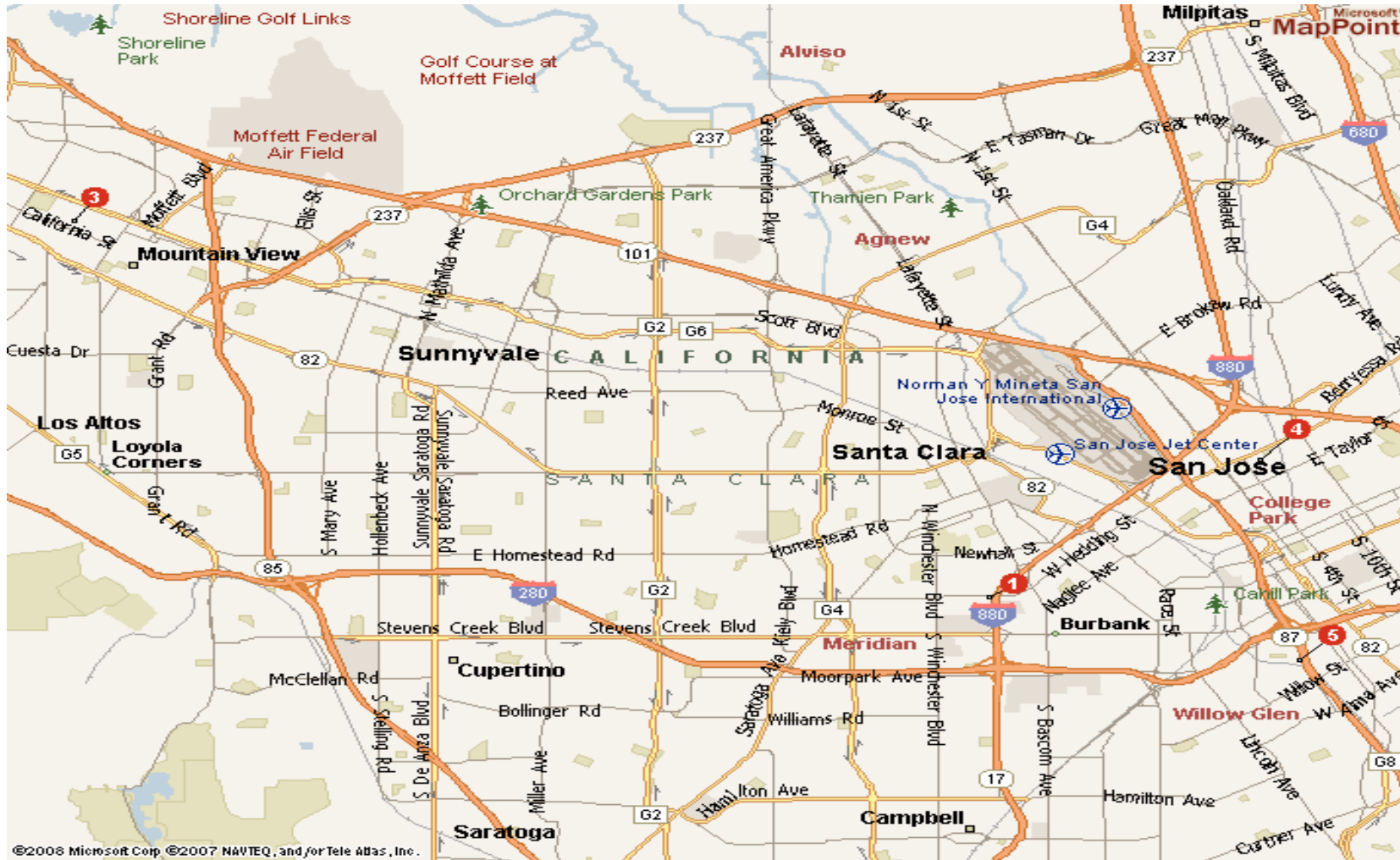
Best Fit Properties Summary

Address	MLS	Area	Price	Price Score	Square Footage	SF Score	Units	UNIT 1		UNIT 2	
								Beds	Baths	Beds	Baths
794 N Daniel Wy	828439	Central SJ	\$599,000	2.79	1,638	2.38	2	2	1	2	1
841 N 6th St	836238	Central SJ	\$589,900	3.15	1,954	2.98	2	2	1	2	1
841 Prevost St	840207	Willow Glen	\$630,000	1.58	3,020	5.00	2	4	3	3	2
915 Whitehall Av	839109	Campbell	\$575,000	3.74	1,711	2.51	2	2	1	2	1
297 Higdon Av	840103	Mtn View	\$574,900	3.74	1,512	2.14	2	2	1	2	1
				3.00		3.00					

Address	Annual Income*	Income Score	Operating Expense**	Expense Score	Cash Flow N/I PITI	Commute Time Minutes	Commute Score	Short Sale	Inspect B4 Offer	Garage
841 N 6th St	\$18,240	2.48	\$5,000	3.00	\$13,240	25	2.96	No	Yes	1 Space per unit
841 Prevost St	\$23,940	3.78	\$5,000	3.00	\$18,940	33	1.54	Yes	Yes	Common multi car garage
915 Whitehall Av	\$19,380	2.74	\$5,000	3.00	\$14,380	28	2.43	No	Yes	Separate multi car garage
297 Higdon Av	\$20,520	3.00	\$5,000	3.00	\$15,520	16	4.57	No	No	Private garage
				3.00						

* Total Annual Income for Non Owner Occupied Units, Pro Forma if no MLS numbers, vacancy rate 5%

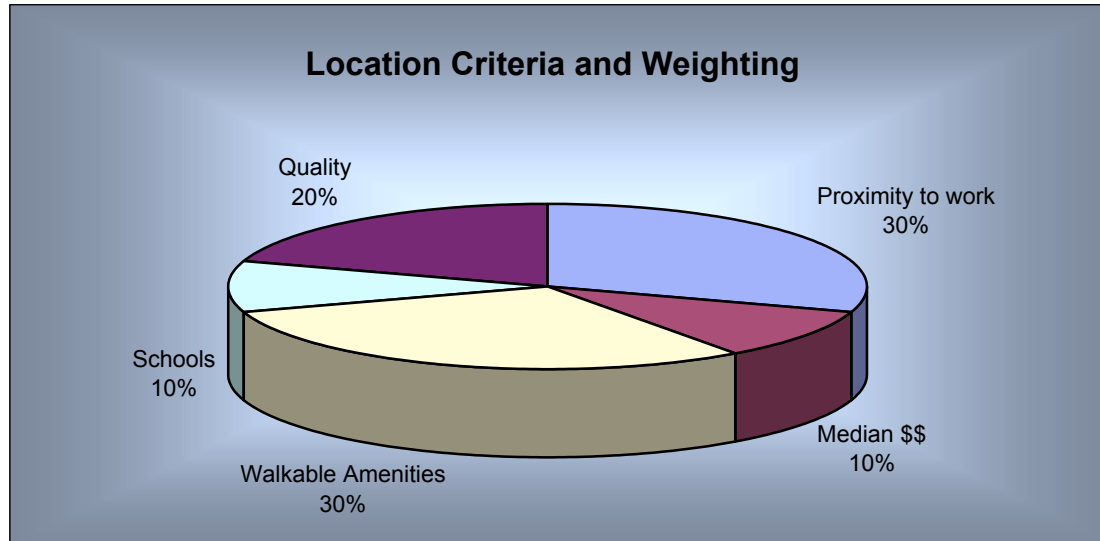
** Estimated or Actual Numbers for Property Expenses excluding taxes



LEGEND

- 1 794 N Daniel Wy
- 2 915 Whitehall Av
- 3 297 Higdon Av
- 4 841 N 6th St
- 5 841 Prevost St

Criteria	Weight	Definition
Proximity to work	0.30	Measurement of peak traffic commute time to and from work
Median \$\$	0.10	Median price of resale properties in that zip code
Walkable Amenities	0.30	Distance/access to shopping/services/parks, e.g. The Alameda, Lincoln Ave/WG
Schools	0.10	Quality of public schools as measured by www.greatschools.net
Quality	0.20	Level of noise, crime, congestion, parking problems, area mix
TOTAL	1.00	



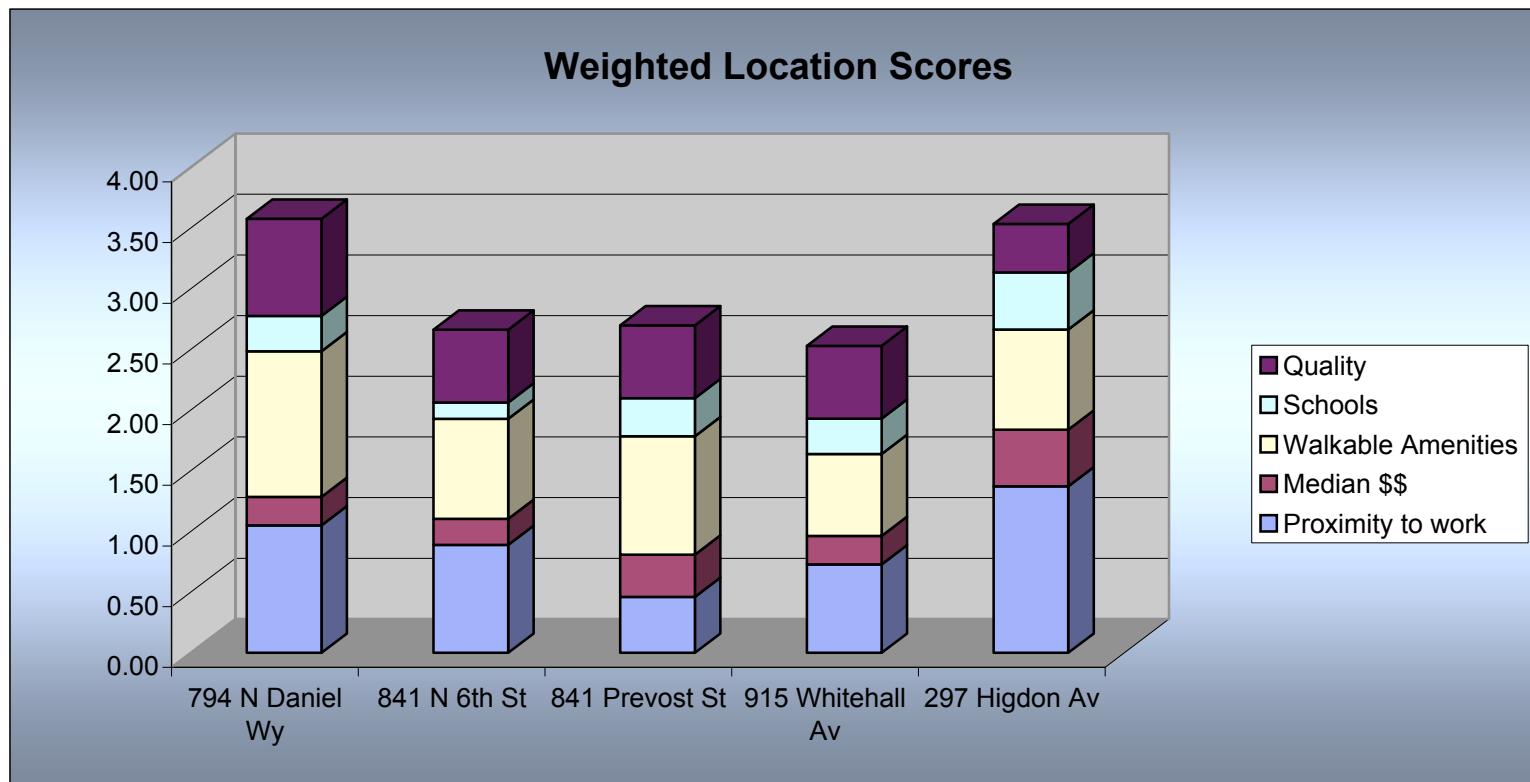
LOCATION SCORES

	794 N Daniel Wy	841 N 6th St	841 Prevost St	915 Whitehall Av	297 Higdon Av	Average
Median \$\$	\$490,000	\$450,000	\$710,000	\$490,000	\$939,500	\$615,900
Schools	15	8	16	15	23	15.4

LOCATION GRADES

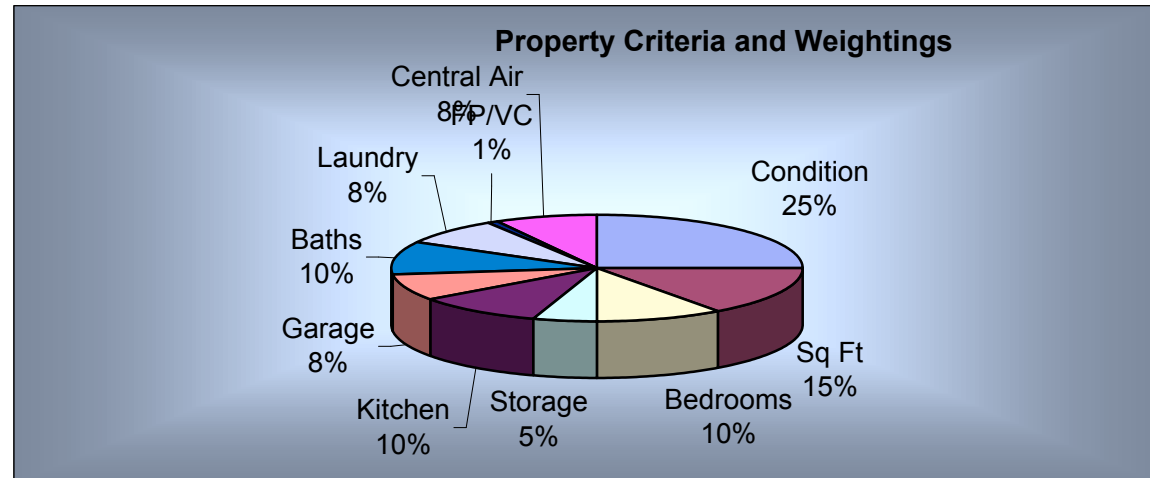
	794 N Daniel Wy	841 N 6th St	841 Prevost St	915 Whitehall Av	297 Higdon Av	Average
Proximity to work	3.50	2.96	1.54	2.43	4.57	3.00
Median \$\$	2.35	2.14	3.49	2.35	4.67	3.00
Walkable Amenities	4.00	2.75	3.25	2.25	2.75	3.00
Schools	2.91	1.34	3.13	2.91	4.70	3.00
Quality	4.00	3.00	3.00	3.00	2.00	3.00

Unweighted Total	16.76	12.20	14.41	12.94	18.70
WEIGHTED GRADES					
Proximity to work	1.05	0.89	0.46	0.73	1.37
Median \$\$	0.23	0.21	0.35	0.23	0.47
Walkable Amenities	1.20	0.83	0.98	0.68	0.83
Schools	0.29	0.13	0.31	0.29	0.47
Quality	0.80	0.60	0.60	0.60	0.40
Weighted Total	3.58	2.66	2.70	2.53	3.53



Property Amenities Criteria and Scores

Criteria	Weight	Description
Condition	0.25	Overall condition of fixtures, estimated amount of deferred maintenance expense in first year o
Sq Ft	0.15	Size in square footage of property
Bedrooms	0.10	Number of bedrooms overall
Storage	0.05	Amount of storage available inside and outside for tenants
Kitchen	0.10	Quality and size of kitchen and upgrades, appliances, dishwasher, pantry
Garage	0.08	Amount of parking and type of parking (e.g. secure) and condition of driveways, carports, gara
Baths	0.10	Number of bathrooms and extent of amenities
Laundry	0.08	Presence of laundry facilities to for each tenant, whether coin-op, included with sale, inside or c
FP/VC	0.01	Presence of an operational fireplace and/or vaulted ceilings
Central Air	0.08	Presence of central air conditioning, lesser preference for room conditioners
TOTAL	1.00	

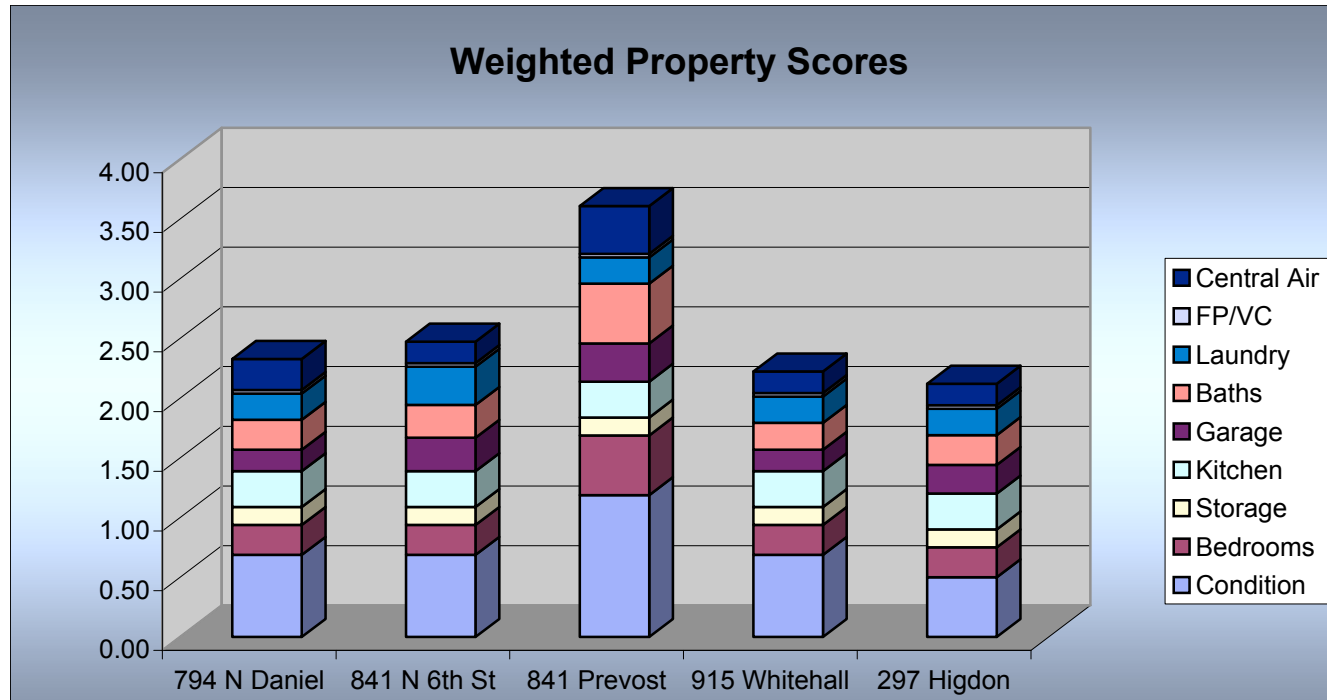


	794 N Daniel Wy	841 N 6th St	841 Prevost St	915 Whitehall Av	297 Higdon Av	Average
Condition	2.75	2.75	4.75	2.75	2.00	3.00
Sq Ft	2.38	2.98	5.00	2.51	2.14	3.00
Bedrooms	2.50	2.50	5.00	2.50	2.50	3.00
Storage	3.00	3.00	3.00	3.00	3.00	3.00
Kitchen	3.00	3.00	3.00	3.00	3.00	3.00
Garage	2.25	3.50	4.00	2.25	3.00	3.00
Baths	2.50	2.75	5.00	2.25	2.50	3.00
Laundry	2.75	4.00	2.75	2.75	2.75	3.00
FP/VC	3.00	3.00	3.00	3.00	3.00	3.00

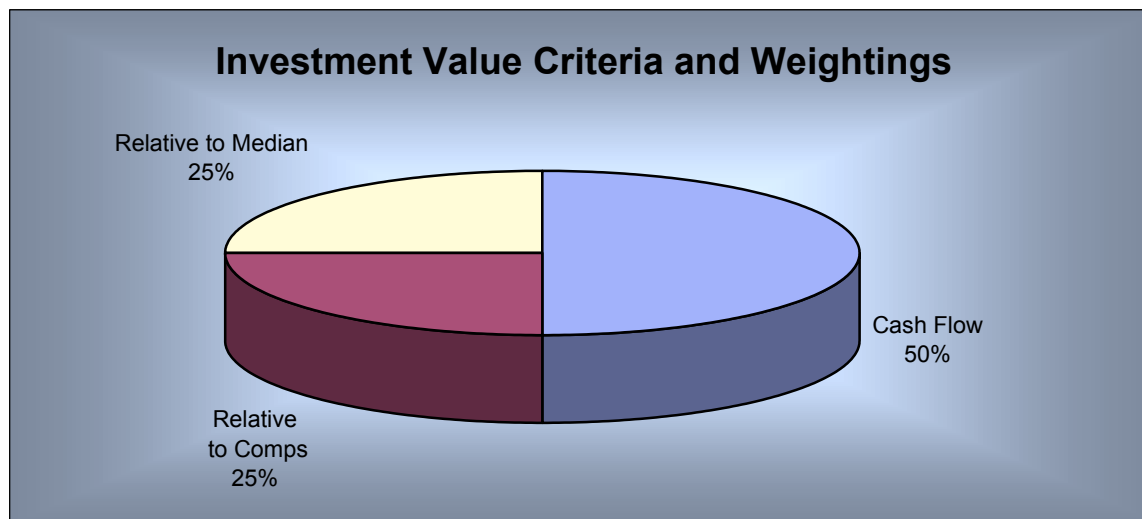
Property Amenities Criteria and Scores

Central Air	3.25	2.25	5.00	2.25	2.25	3.00
Unweighted Total	24	27	35	24	24	

	794 N Daniel Wy	841 N 6th St	841 Prevost St	915 Whitehall Av	297 Higdon Av
Condition	0.69	0.69	1.19	0.69	0.50
Sq Ft	0.36	0.45	0.75	0.38	0.32
Bedrooms	0.25	0.25	0.50	0.25	0.25
Storage	0.15	0.15	0.15	0.15	0.15
Kitchen	0.30	0.30	0.30	0.30	0.30
Garage	0.18	0.28	0.32	0.18	0.24
Baths	0.25	0.28	0.50	0.23	0.25
Laundry	0.22	0.32	0.22	0.22	0.22
FP/VC	0.03	0.03	0.03	0.03	0.03
Central Air	0.26	0.18	0.40	0.18	0.18
Weighted Total	2.68	2.92	4.36	2.60	2.44



Criteria	Weight
Cash Flow	0.50
Cap Rate	0.25
Relative to Median	0.25
TOTAL	1.00



CASH FLOW ROI SCORES

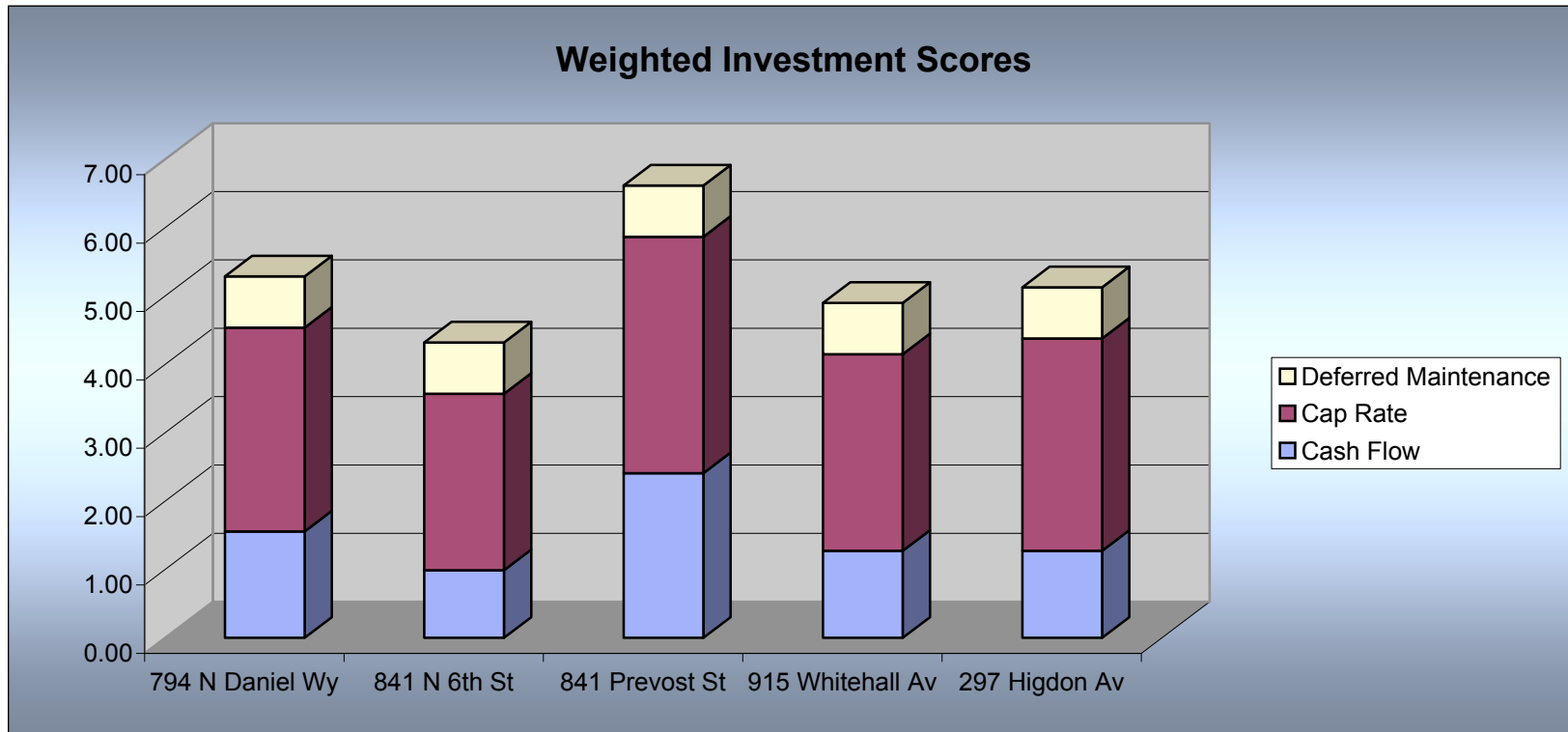
	794 N Daniel Wy	841 N 6th St	841 Prevost St	915 Whitehall Av	297 Higdon Av
Income	3.00	2.48	3.78	2.74	3.00
Expenses	3.00	3.00	3.00	3.00	3.00
Investment	3.05	2.38	4.02	2.74	2.80
Price Score	2.79	3.15	1.58	1.58	3.74
Cash Flow ROI	16.76	17.28	10.68	9.05	22.45
Weighted Score	3.30	3.40	2.10	1.78	4.42

INVESTMENT VALUE SCORES

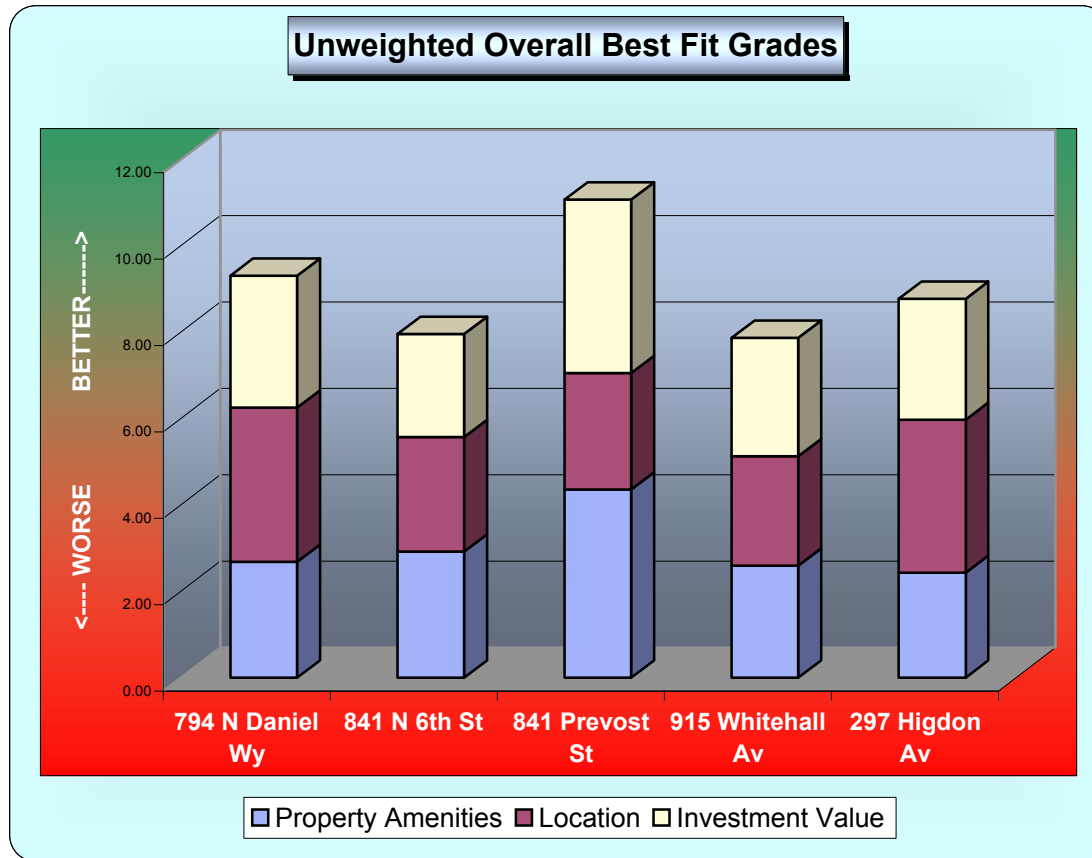
	794 N Daniel Wy	841 N 6th St	841 Prevost St	841 Prevost St	297 Higdon Av
Cash Flow	3.11	1.98	4.82	2.55	2.55
Cap Rate	2.98	2.58	3.46	2.88	3.10
Deferred Maintenance	3.00	3.00	3.00	3.00	3.00
Unweighted Total	9	8	11	8	9

INVESTMENT VALUE WEIGHTED GRADES

	794 N Daniel Wy	841 N 6th St	841 Prevost St	915 Whitehall Av	297 Higdon Av
Cash Flow	1.56	0.99	2.41	1.27	1.27
Cap Rate	0.74	0.65	0.86	0.72	0.78
Deferred Maintenance	0.75	0.75	0.75	0.75	0.75
Weighted Total	3.05	2.38	4.02	2.74	2.80



	Property Amenities	Location	Investment Value	Total Score
794 N Daniel Wy	2.68	3.58	3.05	9.31
841 N 6th St	2.92	2.66	2.38	7.97
841 Prevost St	4.36	2.70	4.02	11.08
915 Whitehall Av	2.60	2.53	2.74	7.87
297 Higdon Av	2.44	3.53	2.80	8.77
Balanced Scorecard	3.00	3.00	3.00	



Weightings

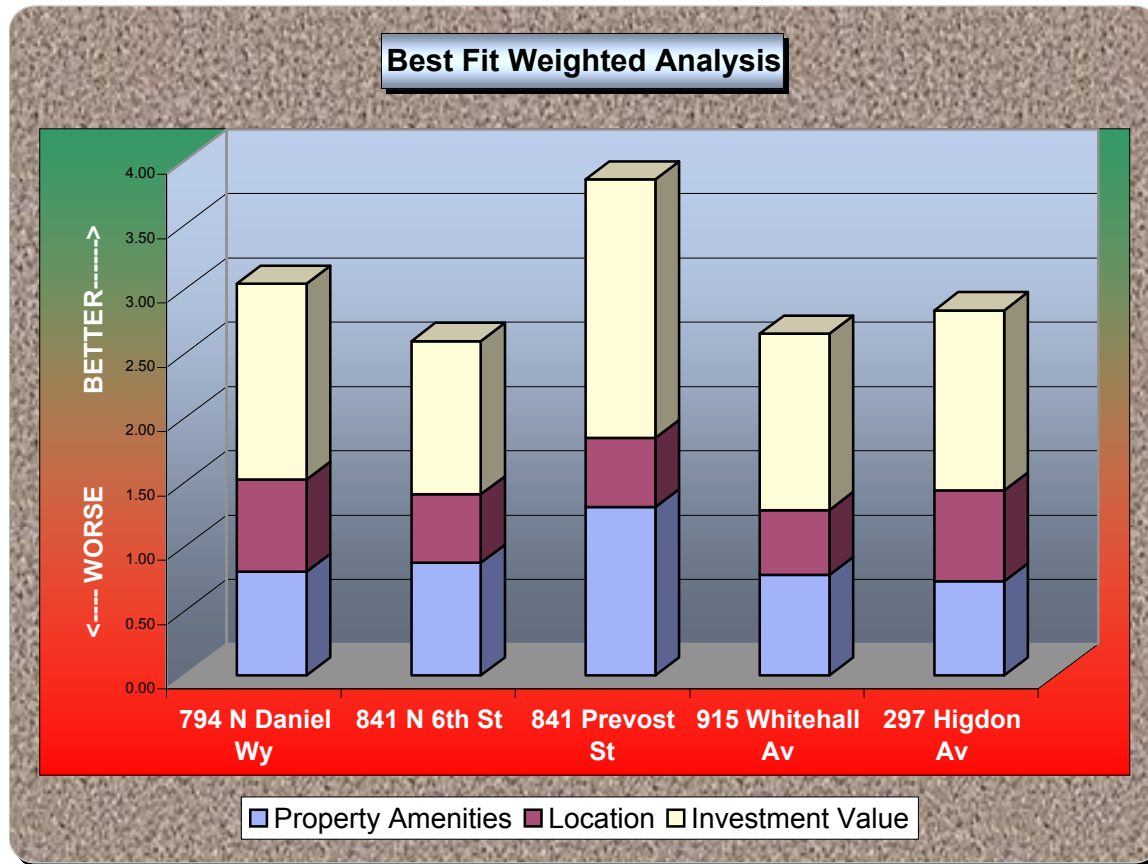
0.30

0.20

0.50

1.00

	Property Amenities	Location	Investment Value	Total Score
794 N Daniel Wy	0.81	0.72	1.53	3.05
841 N 6th St	0.88	0.53	1.19	2.60
841 Prevost St	1.31	0.54	2.01	3.86
915 Whitehall Av	0.78	0.51	1.37	2.66
297 Higdon Av	0.73	0.71	1.40	2.84
TOTAL SCORE	3.69	2.28	5.97	3.00



Property Evaluation Scorecard

	794 N Daniel Wy	841 N 6th St	841 Prevost St	915 Whitehall Av	297 Higdon Av
LOCATION					
Quality					
Walkable Amenities					
PROPERTY					
Condition					
Bedrooms					
Storage					
Kitchen					
Garage					
Baths					
Laundry					
INVESTMENT					
Deferred Maintenance					