

Multi-Residential Investment - *Summary*



6 units
20618 Hartland
Winnetka CA 91306
\$1,250,000



Summary			Current	Market	Financing		
Price:			\$1,050,000		Proposed Financing:		
Down Payment	50%	\$525,000			First Loan Amount:	\$525,000	New
Number of Units:	6				Terms:	30 years	
Cost per Unit:	\$175,000				Interest rate:	5.90%	
Current GRM:	11.75		7.18		Joe Penich, Broker Associate D: 818-657-6570, M: 818-424-3341 www.investment-property.com joepenich@gmail.com DRE#499559		
Current CAP:	3.84%		9.1%				
Approx. Age:	1957						
Approx. Lot Size:	6,839						
Approx. Net RSF:	4,218						
Cost per Net RSF:	\$248.93						
Annualized Operating Data					Market		
					Current Rents		
Scheduled Gross Income:		\$89,328			Market Rents		
Less Vacancy Rate Reserve:		(\$2,680) 3% *			(\$4,388) 3% *		
Gross Operating Income:		\$86,648			\$141,892		
Less Expenses:		(\$46,359) 52% *			(\$46,359) 32% *		
Net Operating Income:		\$40,289			\$95,533		
Less Loan Payments:		(\$37,368)			(\$37,368)		
Pre-Tax Cash Flow:		\$2,922 0.6% **			\$58,165 11.1% **		
					* As a percent of Scheduled Gross Income. ** As a percent of Down Payment.		
Scheduled Income					Estimated Expenses		
Current Rents					Market Rents		New Taxes
No.	Bdrms/ Baths	Approx Sq.Ft.	Monthly Avg Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	Tax Rate 0.013 est \$13,125
4	1 + 1		\$1,042.00	\$4,168	\$1,875	\$7,500	Insurance \$14,000
2	2 + 1		\$1,588.00	\$3,176	\$2,295	\$4,590	Utilities \$8,961
							Landscaping \$1,020
							Rubbish
							Est Maint 7% \$6,253
							Pool
							On-Site Manager
							Off-Site Mgmt
							Misc/Reserves \$3,000
Total Scheduled Rent:				\$7,344	\$12,090		
Laundry:				\$100	\$100		
Other Income:							
Monthly Scheduled Gross Income:				\$7,444	\$12,190		*Total Expenses: \$46,359
Annual Scheduled Gross Income:				\$89,328	\$146,280		Per Net Sq. Ft.: \$10.99
							Expenses Per Unit: \$7,726.49

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