

Property Name

Address: 6072, 6074, 6076 York Blvd
 City State Zip Los Angeles, CA 90042



Agent Name - Maria Sarmiento

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 Cal BRE#01837686

FINANCIAL ANALYSIS

PRICING			FINANCING			THE ASSET	
Price		\$899,000	Down	25%	\$224,750	Units	3
Price/Unit		\$299,667	Loan	75%	\$674,250	Year Built	1946
Price/SF		\$629.55	Ammort Years		30	Gross SF	1,428
GRM	74.92	13.87	Interest Rate		7.13%	Lot SF	5,146
Cap	-0.39%	5.31%	Payments		(\$4,543)	APN	5484-027-011
	Current	Market					

MONTHLY RENT SCHEDULE

	# of Units	Type	Estimated SF	Avg.Current	Rent/SF	Current Total	Market	Rent/SF	Market Total
1	1	2/1	825	\$0	\$0.00	\$0	\$3,000	\$3.64	\$3,000
2	1	0/1	303	\$0	\$0.00	\$0	\$2,000	\$6.60	\$1,200
3	1	0/1	300	\$1,000	\$3.33	\$1,000	\$2,000	\$6.67	\$1,200
	2					\$1,000			\$5,400
	Other Income (Laundry, Misc.)								

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$12,000	\$64,800
Less Vacancy	3% (\$360)	3% (\$1,944)
Scheduled Gross Income	\$11,640	\$62,856

ANNUALIZED EXPENSES

	Current	Market
1 Real Estate Taxes 1.250000%	\$11,238	\$11,238
2 Direct Assessments		
3 Insurance	\$2,100	\$2,100
4 Utilities	\$1,800	\$1,800
5 Expense		
6 Expense		
7 Expense		
8 Expense		
9 Expense		
10 Expense		
11 Expense		
12 Expense		
13 Expense		
14 Expense		
15 Management 0% of SGI	\$0	\$0
16 Repairs & Maint. of SGI	\$0	\$0
17 Reserves /Unit /Year	\$0	\$0
Total Expenses	\$15,138	\$15,138
Expenses/Unit	\$5,046	\$5,046
Expenses/SF	\$10.60	\$10.60
% of EGI	130.05%	24.08%

RETURN

	Current	Market
NOI	-\$3,498	\$47,719
Less Debt	(\$54,511)	(\$54,511)
Cashflow	-\$58,008	-\$6,792
Cash on Cash	-25.81%	-3.02%

