

Multi-Residential - Operating Information

Property Address:		13919 S Normandie Ave Gardena, CA (All Units are ADA Adaptable)					
<i>Summary</i>							
Price:		\$	5,999,000				
Down Payment:		29%	1,749,000		Existing Loan \$		4,250,000
Number of Units:		21		Interest Rate: 5.75%			
Cost per Legal Unit:		\$285,667		Amortization: 35			
Current GRM:		11.08		Monthly Payment:		\$23,524	
Current CAP:		6.13%					
Approx. Age:		2024		DSCR		1.30	
Approx. Lot Size:		15,000					
Approx. Gross SF:		14,409					
Cost per Net GSF:		\$416.34					
<i>Annualized Operating Data</i>							
				Financed Proforma Rents			
Scheduled Gross Income:		541,500		541,500			
RUBS recapture		25,474		25,474			
Less Vacancy Rate Reserve:		(21,660)		4.0%		(21,660) 4.0%	
Gross Operating Income:		545,314		545,314			
Less Expenses:		(177,802)		31.4%		(177,802) 31.4%	
Net Operating Income:		367,512		367,512			
Less Loan Payments:		(282,285)		-			
Pre-Tax Cash Flow:		85,227		4.87% *		367,512 6.13% *	
Plus Principal Reduction:		40,217					
Total Return Before Taxes:		125,444		7.17% *		367,512 6.13% *	
* As a percent of the Limited Partners Down payment							
<i>Scheduled Income</i>						<i>Estimated Annualized Expenses</i>	
No.	Bdrms/ of Units	Baths	Approx. Sq.Ft.	Current Rents			
				Monthly Rent/Unit	Monthly Income		
	20	0+1	385	\$ 2,050	\$ 41,000	Taxes: Rate Projected 1.20% \$ 71,988	
	1	0+1 ADU*	385	\$ 1,000	\$ 1,000	Insurance \$ 8,187	
						Water & Sewer \$ 5,000	
						Cleaning \$ 3,600	
						On- Site Mgmt \$ 12,000	
						Management 4.0% \$ 21,660	
						Gardener \$ 5,400	
						Maintenance \$ 8,304	
						Gas & Electric \$ 12,953	
						Trash collection \$ 9,021	
						Elevators/Alarms/Phones \$ 3,500	
						Internet/Cable \$ 16,189	
*Potential							
Avg. Rentable/Gr. Sq. Ft.				\$ 3.13	\$ -		
Total Scheduled Rent:				\$	42,000	Total Expenses: \$ 177,802	
Parking					\$1,450	Per Net Sq. Ft.: \$12.34	
Pets					\$100	Per Unit: \$8,466.75	
Internet Phone Cable					\$1,575		
Monthly Scheduled Gross Income:				\$	45,125		
Annual Scheduled Gross Income:					\$541,500		
Utilities Paid by Tenant:				Trash Water - RUBS			
				Electric Separately Metered			

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.