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1525 Armacost Ave  
Los Angeles, CA 90025  
10 Bed 11 Bath + unknown parking spaces

Summary		Annualized Operating Data		Current	Proforma
<b>Price:</b>	<b>\$2,990,000</b>	<b>Scheduled Gross Income:</b>		<b>\$195,975</b>	<b>\$336,240</b>
Down Pmt: 48%	\$1,435,200	Vacancy Reserve @ 3%		<b>\$5,879</b>	<b>\$10,087</b>
First Loan:	\$1,554,800	<b>Effective Gross Income:</b>		<b>\$190,096</b>	<b>\$326,153</b>
Interest Rate:	7.25%	Expenses:		<b>55,496</b>	<b>55,496</b>
<b>GRM:</b>	<b>15.26</b>	<b>Net Operating Income:</b>		<b>\$134,600</b>	<b>\$270,657</b>
<b>CAP:</b>	<b>4.50%</b>	Annual Debt expense:		<b>\$127,278</b>	<b>\$127,278</b>
Year Built:	1963	Pre-Tax Cash Flow:		<b>\$7,322</b>	<b>\$143,379</b>
# of Units:	10	<b>Cash on Cash Return:</b>		<b>0.51%</b>	<b>9.99%</b>
Cost/Unit:	\$299,000				
Approx. Bldg. SF:	6,985				
Cost/SF:	\$428				
Lot SF (approx):	7,003				
		<b>GRM:</b>	<b>15.26</b>		<b>8.89</b>
		<b>CAP:</b>	<b>4.50%</b>		<b>9.05%</b>

**Scheduled Income**

Actual				Proforma			
# Units	Mix	Rent/Unit	Rent	Rent/Unit	Rent	Annual Expenses	
1	2+2	2100	2,100.00	3860	3,860		
1	2+2	2028	2,028.00	3860	3,860	E(Property Tax)	35,282
1	1+1	1923.24	1,923.24	2900	2,900	Insurance	9,000
1	1+1	1790	1,790.00	2900	2,900	Water & Power	4,134
1	1+1	1794	1,794.00	2900	2,900	Trash	3,240
1	1+1	1,815	1,815.00	2900	2,900	Gas	3840
1	1+1	1,630	1,630.00	2900	2,900	Management 0%	0
1	1+1	1728	1,728.00	2900	2,900	On-Site Mgr.	0
1	0+1	1523	1,523.00	2900	2,900	Gardner	0
			0.00		0	Advertising	0
			0.00		0	Pest Control	0
<b>Total Monthly Rent:</b>			<b>\$16,331</b>		<b>\$28,020</b>	Bus License	0
Other:			\$0		\$0	Maintenance	0
Garages 0			\$0		\$0	Unit turnover	0
<b>Total Scheduled Monthly Income:</b>			<b>\$16,331</b>		<b>\$28,020</b>	Reserves	0
<b>Gross Annual Income:</b>			<b>\$195,975</b>		<b>\$336,240</b>	<b>Total Expenses:</b>	<b>\$55,496</b>
Rent / S F /Month			\$2.34		\$4.01	Per SF	\$7.95

**BUILDING FEATURES/COMMENTS**

w/g signifies "with garage"  
w/o signifies "without garage"  
All expenses are estimates and may vary

Per Unit \$5,550  
**% of Income: 29%**

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.