

INVESTMENT SUMMARY		
	%	\$
Price		\$2,600,000
Down Payment	65.00%	\$1,690,000
Number of Units		8
Price/Unit		\$325,000
Price/Sq. Ft.		\$389.45
Current Cap		5.95%
Pro Forma Cap		7.30%
Current GRM		12.31
Pro Forma GRM		10.22
Cash on Cash	6.16%	\$104,063

LOCATION	
Street	4639 West 17th Street
City	Los Angeles
State	CA
Zip	90019
Net Rentable Sq. Ft.	6,676
Lot Size	9,660
Zoning	LAR3
APN	5071-019-6999
Year Built	1956

FINANCING	
Rate	3.75%
DCR	3.06
Loan Balance	\$910,000

AGENT	
Name	Nabil Suleiman
Office	
Mobile	661-904-1725
Email	Nabil@nabilre.com

Annualized Operating Data				
INCOME				
		Current		Pro Forma
Base Rental Income		\$211,152		\$254,400
Laundry Income				
Gross Potential Income		\$211,152		\$254,400
Less Vacancy	3.00%	\$6,335	3.00%	\$7,632
Effective Gross Income		\$204,817		\$246,768
Operating Expenses	25%	\$50,182	23%	\$57,080
Net Operating Income		\$154,636		\$189,688
Debt Service		-\$50,572		-\$50,572
Pre-Tax Cash Flow	6.16%	\$104,063	8.23%	\$139,116
Principal Reduction		-\$16,733		-\$16,733
Total Return Before Taxes	7.15%	\$120,796	9.22%	\$155,845

	Monthly Totals	\$17,596	\$21,200
	Annual Totals	\$211,152	\$254,400

Annualized Expenses		
OPERATING EXPENSES	<u>Current</u>	<u>Pro Forma</u>
Taxes (1.2%)	\$23,756	\$23,756
Insurance (\$0.65/sq. ft.)	\$4,673	\$4,673
Utilities (\$85/unit/month)	\$6,160	\$9,180
Repairs & Maintenance (\$750/Unit)	\$4,000	\$6,000
Management Fee (5% of EGI)	\$8,193	\$9,871
Gardener (\$100/month)	\$1,200	\$1,200
Pest Control (\$50/month)	\$600	\$600
Reserves (\$200/Unit)	\$1,600	\$1,800
Operating Expenses	\$50,182	\$57,080
Total Expenses per Unit:	\$6,273	\$7,135
Total Expenses per Sq. Ft.:	\$7.52	\$8.55

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.