

# Multi-Residential - Investment Summary

## PRICING SUMMARY

Listed Price:		\$2,150,000
Down Payment:	100%	\$2,150,000
Price per Unit:		\$430,000
Price per SF		\$542.24
Current GRM:		14.96
Current CAP:		4.86%

Property  
Address: 10901 Inez  
Whittier Ca

## PROPERTY DESCRIPTION

No. Units:	5
Gross SF:	3,965
Lot Size	20393

## ANNUALIZED OPERATING DATA

	Current	
Scheduled Gross Income:	\$143,700	
Vacancy	\$4,311	3%
Other Income	\$0	
Gross Operating Income:	\$139,389	
Less Expenses:	\$34,944	24.3% *
Net Operating Income:	\$104,445	
Less Loan Payments:	\$0	
Pre-Tax Cash Flow:	\$104,445	4.86%

\* As a percent of Scheduled Gross Income.

\*\* As a percent of Down Payment.

## SCHEDULED INCOME

## ESTIMATED EXPENSES

Unit Type	Size	Current	Stabilized Rent		Taxes	1.30%	\$27,950	\$27,950
		Monthly Totals			Insurance		\$1,254	\$1,254
					Repair & Maintenance		\$2,500	\$2,500
					Trash		\$3,240	\$3,240
Unit 1	2+1	\$2,170	\$2,595	\$2,595				
Unit 2	2+1	\$2,450	\$2,499	\$2,499				
Unit 3	2+1	\$2,305	\$2,599	\$2,599				
Unit 4	2+1	\$2,450	\$2,499	\$2,499				
Unit 5	2+1	\$2,600	\$2,599	\$2,600				

Monthly Total Scheduled Rent:	\$11,975	\$12,792	Total:	\$34,944	\$34,944
Other Income	\$0	\$0	Per Gross SF:	\$8.81	\$8.81
Annual Scheduled Gross Income:	\$143,700	\$153,504	Per Unit:	\$6,989	\$6,989

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