



Apartment Owners Association
 6445 Sepulveda Blvd., Suite 300
 Van Nuys, CA 91411
 800-827-4262 (818) 988-9200
 Fax: (818) 465-0806

**401-411 E. Franklin Ave.
 El Segundo, CA. 90245
 4 Units**

SUMMARY		Annualized Operating Data		Actual	Proforma
Price:	\$ 2,200,000	Scheduled Gross Income		\$ 134,856	\$ 141,000
Down Pmt: 50%	\$ 1,100,000	Vacancy A 3.00% P 3.00%		\$ 3,974	\$ 4,158
First TD Loan:	\$ 1,100,000	Effective Gross Income		\$ 130,882	\$ 136,842
Interest Rate:	6.00%	Total Expenses		\$ 40,300	\$ 40,300
Term:	30	Net Operating Income		\$ 90,582	\$ 96,542
Due Date:	30	Annual Debt Expense		\$ 79,140	\$ 79,140
Monthly Pmt:	\$ 6,595	Pre-Tax Cash Flow		\$ 11,442	\$ 17,402
		Cash on Cash Return		1.04%	1.58%

Property Data			Analysis			
Year Built/Age:	1963 0	Zoning:	ESR3YY	GRM:	16.61	15.87
# of Units:	4	Rent Control:	Yes	CPU:	\$ 550,000	\$ 550,000
Bldg SF (approx):	3,360	Pool:	No	Price/SF:	\$ 655	\$ 655
Price/SF:	\$655	Parking:	5	CAP:	4.12%	4.39%
Lot SF (approx):	6,434			Monthly Rent/SF	\$ 3.29	\$ 3.44

ESTIMATED (E) ANNUAL EXPENSES			Scheduled Income						
			Unit #	BR	+	Bath	Notes	Actual Rent	Proforma Rent
New Property Taxes	\$ 27,500	E	401	1	+	1	Vacant	\$ 2,900	\$ 2,900
New Insurance	\$ 3,000	E	407	1	+	1		\$ 2,349	\$ 2,850
Water	\$ 3,600	E	409	1	+	1		\$ 2,839	\$ 2,850
Electricity		E	411	2	+	1	Vacant	\$ 2,950	\$ 2,950
Gas		E							
Gardener	\$ 900	E							
Pest Control	\$ -	E							
Trash/Rubbish	\$ -	E							
On-Site Mgmt	\$ -	E							
Off-Site Mgmt	\$ -	E							
Pool	\$ -	E							
Lic & Fees	\$ 300	E							
Workmans Comp	\$ -	E							
Maintenance 2.82%	\$ 3,800	E							
Replacement 1.50%	\$ 2,000	E							
Other	\$ -	E							
Other	\$ -	E							
Other	\$ -	E							
Total Expenses	\$ 40,300						Total Montly Rent	\$ 11,038	\$ 11,550
\$ Per Sq.Ft.	\$ 11.99						Laundry Income	\$ -	\$ -
\$ Per Unit	\$ 10,075						Other: Garages	\$ -	\$ -
% of Income	30%						Other Income	\$ 200	\$ 200
							Other Income	\$ -	\$ -
							Monthly Rent/SF	\$ 3.29	\$ 3.44
							Total Scheduled Monthly Income	\$ 11,238	11,750
							Gross Annual Income	\$ 134,856	141,000

FEATURES AND COMMENTS	FOR INFORMATION CONTACT
Corner 4 unit building in downtown El Segundo. Building consists of (3) 1 bed + 1 bath; and (1) 2 bed + 1 bath. Two of the units have been left vacant. Walking distance to many restaurants, bars and shopping. The front unit has a small yard and the unit over garages has a view. There are 5 single garages.	Charles Lazar
	<i>Investment Property Specialist</i>
	Office: 800-827-4262 xt 123 Cell: 310-612-5574
	Email: charles@aoausa.com DRE Lic#00426953

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