Year built:	1965
GRM current:	19.4
Cap rate:	2.9%
Price per unit:	\$374,750
Approx. lot sq. ft.:	7,494
Approx. building sq. ft.:	3,492
Parking spaces	6
Price per sqft:	\$429.27

MFR

Annualized Operating Information

	_	Current	_	Proforma
Gross scheduled income:		\$77,196		\$144,480
Less vacancy:	3%_	-2,316	_	-4,334
Effective income (GOI):		74,880		140,146
Less expenses:	-43%	-31,986	_	-33,186
Net operating income:		42,895		106,960
Less loan payments:	_	0	_	0
Cash flow:	2.9%	\$42,895	7.1%	\$106,960
Cap Rate:	2.86%		7.1%	
GRM:	19.4		10.4	



Sched	lulec	lincome	
-------	-------	---------	--

	bdrms/	rent per	performa
<u>unit</u>	<u>baths</u>	unit	rent
0	2/1	\$1,668	\$2,825
0	2/1	\$1,520	\$2,825
0	2/1.5	\$1,387	\$3,195
0	2/1.5	\$1,858	\$3,195
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
0	0	\$0	\$0
	0	\$0	\$0
	0		
scheduled monthly income		6,433	12,040
cheduled annual income		\$77,196	\$144,480
enants pay for their own gas an	nd electricity.		

\$1,499,000 \$0 \$0	Term (Yrs): Interest: Yr Payment	5yr ARM 6.50% \$0
\$0	Yr Payment	\$0
	·	
oenses		
\$18,738	1.25%	
3,720		
0		
836		
2,255		
0		
3,750		
1,607		
1,080		
0		
0		
0		
0		
\$31,986		
\$969		
	\$18,738 3,720 0 836 2,255 0 3,750 1,607 1,080 0 0 0 0 \$31,986	\$18,738 1.25% 3,720 0 836 2,255 0 3,750 1,607 1,080 0 0 0 831,986



Rod Vargas CalBRE 01792503 (310) 477-3192 phone rvargas@rstrents.com

The above information is believed reliable, but is presented without assurances of accuracy or sufficiency. Buyer must make their own independent investigation of the property, title, tenants, rental agreements, income and expenses, zoning, city and county compliance, rent control, etc. The property is subject to change, prior sale, or removal from the market. All references to square feet are approximate.