

FINANCIAL ANALYSIS

PRICING			FINANCING			THE ASSET		
Price		\$7,000,000	Down	100%	\$7,000,000	Units		8
Price/Unit		\$875,000	Loan	0%		Year Built		1946
Price/SF		\$1,681.08	Ammort Years		0	Gross SF		4,164
GRM	28.47		Interest Rate		0.00%	Lot SF		5,001
Cap	2.34%	3.50%	Payments		\$0	APN		2368-002-013
	Current	Market						

MONTHLY RENT SCHEDULE

# of Units	Type	Estimated SF	Avg.Current	Rent/SF	Current Total	Market	Rent/SF	Market Total
McConnell	Retail	1,200	\$6,116	\$5.10	\$6,116	\$7,000	\$5.83	\$7,000
Alfred(Proj)	Retail	800	\$6,000	\$7.50	\$6,000	\$6,000	\$7.50	\$6,000
12079	Apt	360	\$1,248	\$3.47	\$1,248	\$1,500	\$4.17	\$1,500
120791/4	Apt	360	\$1,350	\$3.75	\$1,350	\$1,500	\$4.17	\$1,500
120791/2	Apt	360	\$1,300	\$3.61	\$1,300	\$1,500	4.17	\$1,500
12081	Apt	360	\$973	\$2.70	\$973	\$1,500	4.17	\$1,500
120811/4	Apt	360	\$520	\$1.44	\$520	\$1,500	4.17	\$1,500
120811/2	Apt	360	\$1,350	\$3.75	\$1,350	\$1,500	4.17	\$1,500
0	0	0	\$0	#DIV/0!	\$0	\$0	#DIV/0!	\$0
0	0	0	\$0	#DIV/0!	\$0	\$0	#DIV/0!	\$0

Other Income (Laundry, Misc.)	Cam Charges	1631	\$18,857	\$22,000
			\$1,631	\$1,631

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$245,856	\$283,572
Less Vacancy	0%	\$0
Scheduled Gross Income	\$245,856	\$283,572

ANNUALIZED EXPENSES

	Current	Market
Real Estate Taxes	Est.50%	\$43,750
Direct Assessments		\$0
Insurance		\$14,780
Utilities		\$17,011
Rent Stabilization		\$640
Miscellaneous		\$1,360
Repairs & Maintenance		\$5,000
Accounting		\$3,000
Expense		\$0
Expense		\$0
Expense		\$0
Expense		\$0
Expense		\$0
Expense		\$0
Expense		\$0
Expense		\$0
Reserves	\$0 /Unit /Year	\$0

Total Expenses	\$85,541	\$85,541
Expenses/Unit	\$10,693	\$10,693
Expenses/SF	\$20.54	\$20.54
% of EGI	34.79%	30.17%

RETURN

	Current	Market
NOI	\$160,315	\$198,031
Less Debt		\$0
Cashflow	\$160,315	\$198,031
Cash on Cash	2.30%	2.80%