

Property Address:	9212 & 9222 California Ave., South Gate, CA 90280
APN:	6209-019-033 (9222) + 6209-019-034 (9212)
Number of Units:	12 Residential Units + 1 Office Bldg
Year Built:	1960 / 1947
Combined Approx. Bldg. SF:	5,860
Combined Approx. Lot Size:	8,331

Combined Asking Price:	\$1,800,000
Value Per Unit	\$138,462
Value per Square Foot	\$307.17



			SCHEDULED		PROJECTED		Estimated Annual Expenses	
			Ave. Rent/Unit*	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
Number of Units	Bdrms./ Baths	Ave. Unit Size						
12	1 Bed 1 Bath	410 SF	\$926	\$11,111	\$1,600	\$19,200	New R. E. Taxes	\$20,250
1	Office Bldg	712 SF	\$2,000	\$2,000	\$2,000	\$2,000	Property Insurance	\$7,200
13				\$13,111		\$21,200	Water & Sewer	\$8,100
	Total Monthly Income			\$13,111		\$21,200	Pest Control	\$780
	<b>Annual Scheduled Gross Income (GSI)</b>			<b>\$157,331</b>		<b>\$254,400</b>	Trash Disposal/Rubbish	\$6,866
	Less Vacancy & Concessions (5%)			<b>(\$7,867)</b>		<b>(\$12,720)</b>	Gas - House Meter	\$2,940
	Effective Gross Income			\$149,464		\$241,680	Electricity - House Meter	\$2,400
	Less Estimated Annual Expenses	38.94%		<b>(\$58,201)</b>	26.49%	<b>(\$64,021)</b>	Annual Fire Extinguisher Cert.	\$225
	<b>Net Operating Income</b>			\$91,264		\$177,659	Repairs & Maint. (5% of GSI)	\$7,867
	<b>Gross Rent Multiplier</b>			<b>11.44</b>		<b>7.08</b>	Misc. Expenses (1% of GSI)	\$1,573
	<b>CAP Rate</b>			<b>5.07%</b>		<b>9.87%</b>	Total Expenses	<b>\$58,201</b>
							Per Net Sq. Ft.	\$9.93
							Per Unit	\$4,477

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