

## Retail Plaza - Investment Summary

PRICING SUMMARY			PROPERTY DESCRIPTION		
<b>Listed Price:</b>		<b>\$4,999,000</b>	<b>Property Address:</b>	901 - 925 S La Brea Ave Inglewood, CA	<b>No. Units:</b> 11
<b>Down Payment:</b>	100%	\$4,999,000	<b>APN:</b>	4024-019-0131 / 4024-019-004	<b>Gross SF:</b> 10,545
Price per Unit:		\$454,455	<b>Zoning:</b>	Retail	<b>Lot Size:</b> 23,442
Price per SF		\$474.06	<b>FINANCING TERMS</b>		
<b>Current GRM:</b>		<b>40.73</b>	<b>Loan Amount:</b>		<b>\$0</b>
<b>Current CAP:</b>		<b>0.51%</b>	<b>Terms (Years):</b>		30
Market GRM:		11.68	<b>Interest Rate:</b>		6.25%
Market CAP:		6.14%	<b>Monthly Payment:</b>		<b>\$0</b>
			<b>Yearly Payment:</b>		<b>\$0</b>
			<b>Debt Coverage Ratio (DCR):</b>		#DIV/0!

ANNUALIZED OPERATING DATA						
	Current			Market		
Scheduled Gross Income:	\$122,747			\$427,894		
Less Vacancy Rate Reserve:	\$0	0%		\$21,395	5%	
Gross Operating Income:	\$122,747			\$406,499		
Less Expenses:	\$97,432	79.4%	*	\$99,662	23.3%	*
Net Operating Income:	\$25,315			\$306,837		
Less Loan Payments:	\$0			\$0		
Pre-Tax Cash Flow:	\$25,315	0.5%		\$306,837	6.1%	
Plus Principal Reduction:	\$0			\$0		
Total Return Before Taxes:	\$25,315	0.5%	**	\$306,837	6.1%	**

\* As a percent of Scheduled Gross Income.  
 \*\* As a percent of Down Payment.

SCHEDULED INCOME						ESTIMATED EXPENSES	
Unit Name	Sqft of Unit	Current		Market			
		Average Rent	Monthly Totals	Avg Market Rent	Monthly Totals		
901 S La Brea - Dominos	2694	\$7,408.50	\$7,408.50	\$7,408.50	\$7,408.50	New Property Taxes - 1.28076%	\$64,025
921 S La Brea Unit A	1416	\$0.00	\$0.00	\$3,894.00	\$3,894.00	Direct Assessments -	\$7,091
921 S La Brea Unit B	1416	\$0.00	\$0.00	\$3,894.00	\$3,894.00	Repairs & Maintenance	\$5,000
925 S La Brea	455	\$750.00	\$750.00	\$1,251.25	\$1,251.25	Management Fee - 4 %	\$3,916
927 S La Brea	490	\$0.00	\$0.00	\$1,347.50	\$1,347.50	Utilities	\$2,400
929 S La Brea	455	\$0.00	\$0.00	\$1,251.25	\$1,251.25	Insurance	\$12,000
228 E Arbor Vitae St	510	\$0.00	\$0.00	\$1,402.50	\$1,402.50	Contracted Services	\$3,000
226 E Arbor Vitae St	340	\$0.00	\$0.00	\$935.00	\$935.00		
224 E Arbor Vitae St	408	\$0.00	\$0.00	\$1,122.00	\$1,122.00		
222 E Arbor Vitae St - Barbar	380	\$0.00	\$0.00	\$1,045.00	\$1,045.00		
220 E Arbor Vitae St	1450	\$0.00	\$0.00	\$3,987.50	\$3,987.50		
901 S La Brea - Common Area	531	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total SQFT</b>	<b>10545</b>						
<b>Monthly Scheduled Rental Income:</b>		<b>\$8,159</b>		<b>\$27,539</b>			
<b>Cam Recovery - 25.50 % and 100 %</b>		<b>\$2,070.43</b>		<b>\$8,119.32</b>		<b>Total:</b>	<b>\$97,432</b>
<b>Total Monthly Income:</b>		<b>\$10,229</b>		<b>\$35,658</b>		<b>Per Gross SF:</b>	<b>\$9.24</b>
<b>Annual Scheduled Gross Income:</b>		<b>\$122,747</b>		<b>\$427,894</b>		<b>Per Unit:</b>	<b>\$8,857</b>