



THE HOGAN GROUP, INC.

Commercial Real Estate Investment Services

7001-7005 S. Main St.
Los Angeles, CA 90003

Summary

Price:		\$3,525,000	Proposed Financing	
Down Payment:	30%	\$1,057,500	First Loan Amount:	\$2,467,500 New
Number of Units:		16	Terms:	5.50% Interest Rate, 30/30
Cost per Unit:		\$220,313		\$14,010 a month
Current GRM:		11.86		
Market GRM:		9.70		
Current CAP:		4.52%		
Market CAP:		6.24%		
Approx. Age:		1983		
Approx. Lot Size:		8,621		
Approx. Net RSF:		8,460		
Cost per Net RSF:		\$416.67		

Exclusively Listed By:

Brent Hogan

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Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	\$297,120		\$363,480	
Less Vacancy Rate Reserve:	\$8,914	3.0%	\$10,904	3.0%
Gross Operating Income:	\$288,206		\$352,576	
Less Expenses:	\$128,736	43.3%	\$132,599	36.48%
Net Operating Income:	\$159,470		\$219,977	
Less Loan Payments:	\$168,122		\$168,122	
Pre-Tax Cash Flow:	-\$8,652	-0.82%	\$51,855	4.9%
Plus Principal Reduction:	\$33,235		\$33,235	
Total Return Before Taxes:	\$24,583	2.3%	\$85,090	8.0%

** As a percent of Down Payment.

Scheduled Income

No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Current Rents		Market Rents	
			Monthly Avg. Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
6	1+1		\$ 1,268	\$ 7,609	\$ 1,600	\$ 9,600
10	2+1		\$ 1,634	\$ 16,336	\$ 1,900	\$ 19,000
11	Single Parking		\$ 46	\$ 325	\$ 75	\$ 825
5	Tandem Parking		\$ 63	\$ 250	\$ 125	\$ 625
Total Scheduled Rent:			\$ 24,520	\$ 24,520	\$ 30,050	\$ 30,050
Laundry:			\$ 240	\$ 240	\$ 240	\$ 240
Other:			\$ -	\$ -	\$ -	\$ -
Monthly Scheduled Gross Income:			\$ 24,760	\$ 24,760	\$ 30,290	\$ 30,290
Annual Scheduled Gross Income:			\$ 297,120	\$ 297,120	\$ 363,480	\$ 363,480

Annualized Expenses ***

Taxes:	New	\$ 40,185
Insurance		\$ 8,360
Utilities		\$ 31,031
Maintenance		\$ 11,885
Rubbish		\$ 8,562
Reserves & Misc		\$ 2,971
On-Site Manager		\$ 19,800
Off-site Management		\$ 5,942
Total Expenses:		\$ 128,736
Per Net Sq. Ft.:		\$15.22
Per Unit:		\$8,046.03

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

7001-7005 S. Main St. Rent Roll

Unit	Unit Mix	Rent
1	1+1	\$ 1,250
2	2+1	\$ 1,900
3	2+1	\$ 1,357
4	2+1	\$ 1,900
5	2+1	\$ 1,450
6	2+1	\$ 1,466
7	2+1	\$ 1,348
8	2+1	\$ 1,410
9	2+1	\$ 1,275
10	1+1	\$ 1,300
11	1+1	\$ 1,125
12	1+1	\$ 1,250
13	2+1	\$ 2,394
14	2+1	\$ 1,836
15	1+1	\$ 1,509
16	1+1	\$ 1,175

Manager

Vacant

\$ 23,945

Type	Count	Average	Actual	Market
1+1	6	\$ 1,268	\$ 7,609	\$ 9,600
2+1	10	\$ 1,634	\$ 16,336	\$ 19,000
Single Parking	11	\$ 46	\$ 325	\$ 825
Tandem Parking	5	\$ 63	\$ 250	\$ 625
			\$ 24,520	\$ 30,050

Market	
1+1	\$ 1,600
2+1	\$ 1,900
Single Parking	\$ 75
Tandem Parking	\$ 125