

Property Name

Address: 6072, 6074, 6076 York Blvd
City State Zip Los Angeles, CA 90042

Agent Name - Maria Sarmiento

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Cal BRE#01837686

FINANCIAL ANALYSIS

PRICING		FINANCING			THE ASSET		
Price	\$1,100,000	Down	40%	\$440,000	Units	3	
Price/Unit	\$366,667	Loan	60%	\$660,000	Year Built	1946	
Price/SF	\$770.31	Ammort Years		30	Gross SF	1,428	
GRM	47.62	Interest Rate		6.80%	Lot SF	5,146	
Cap	0.43%	Payments		(\$4,303)	APN	5484-027-011	
	Current	Market					

MONTHLY RENT SCHEDULE

# of Units	Type	Estimated SF	Avg.Current	Rent/SF	Current Total	Market	Rent/SF	Market Total
1	1	2/1	825	\$0	\$0.00	\$0	\$3,64	\$3,000
2	1	0/1	303	\$925	\$3.05	\$925	\$6.60	\$2,000
3	1	0/1	300	\$1,000	\$3.33	\$1,000	\$6.67	\$2,000
	2				\$1,925			\$7,000

Other Income (Laundry, Misc.)

ANNUALIZED INCOME

		Current	Market
Gross Potential Rent		\$23,100	\$84,000
Less Vacancy	3%	(\$693)	3% (\$2,520)
Scheduled Gross Income		\$22,407	\$81,480

ANNUALIZED EXPENSES

		Current	Market
1 Real Estate Taxes	1.250000%	\$13,750	\$13,750
2 Direct Assessments			
3 Insurance		\$2,100	\$2,100
4 Utilities		\$1,800	\$1,800
5 Expense			
6 Expense			
7 Expense			
8 Expense			
9 Expense			
10 Expense			
11 Expense			
12 Expense			
13 Expense			
14 Expense			
15 Management	0% of SGI	\$0	\$0
16 Repairs & Maint.	of SGI	\$0	\$0
17 Reserves	/Unit /Year	\$0	\$0
Total Expenses		\$17,650	\$17,650
Expenses/Unit		\$5,883	\$5,883
Expenses/SF		\$12.36	\$12.36
% of EGI		78.77%	21.66%

RETURN

	Current	Market
NOI	\$4,757	\$63,830
Less Debt	(\$51,632)	(\$51,632)
Cashflow	-\$46,875	\$12,198
Cash on Cash	-10.65%	2.77%

