

Property Name

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



COMMERCIAL™

Agent Name - Maria Sarmiento

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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	13.10	Interest Rate		6.80%	Lot SF	5,146
Cap	0.43%	5.80%	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	\$3,000	\$3.64	\$3,000
2	1	0/1	303	\$925	\$3.05	\$925	\$2,000	\$6.60	\$2,000
3	1	0/1	300	\$1,000	\$3.33	\$1,000	\$2,000	\$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%		

