

MULTI-FAMILY INVESTMENT SUMMARY

PRICING SUMMARY

Listed Price:	\$2,650,000
Down Payment: 35%	\$927,500
Price per Unit:	\$1,325,000
Price per SF:	\$530.32
Price per SF Lot Size:	\$268.84

PROPERTY DESCRIPTION

Property	921-923 W. 30th St.	No. Units:	2
Address:	Los Angeles CA, 90007	Gross S	4,997
APN:	5123-004-411	Lot Size	9,857
Zoning:	LARD1.5	Year Built:	1905

INVESTMENT VALUATION

Current GRM:	13.18
Current CAP:	5.75%
Current Pre-Tax Cash Flow %:	3.43%
Market GRM:	13.18
Market CAP:	5.53%
Market Pre-Tax Cash Flow:	2.78%

PROPOSED FINANCING TERMS

Loan Amount:	\$1,722,500
Term (Amortization):	5 Years Fixed (30)
Interest Rate:	5.75%
Monthly Payment:	\$10,052
Yearly Payment:	\$120,625
Debt Coverage Ratio (DCR):	1.26

ANNUALIZED OPERATING DATA

	CURRENT		MARKET	
Scheduled Gross Income:	\$208,200		\$208,200	
Less Vacancy Rate Reserve:	\$0	0%	\$6,030	3%
Gross Operating Income:	\$208,200		\$202,170	
Less Expenses:	\$55,745	27%	\$55,745	27%
Net Operating Income:	\$152,455		\$146,425	
Less Loan Payments:	\$120,625		\$120,625	
Pre-Tax Cash Flow:	\$31,830	3.4%	\$25,800	2.8%
Plus Principal Reduction:	\$22,114		\$22,114	
Total Return Before Taxes:	\$53,944	5.8%	\$47,914	5.2%

SCHEDULED INCOME

ANNUAL EXPENSES

		CURRENT		Market				
# of	Unit	Average	Monthly	Average	Monthly			
<u>Units</u>	<u>Type</u>	Rent	Totals	Rent	Totals			
1	6+5	\$10,050	\$10,050	\$10,050	\$10,050	Taxes (1.25% x Sales Price)	\$33,125	59%
1	4+3	\$6,700	\$6,700	\$6,700	\$6,700	Insurance (\$1.25 per SF)	\$6,246	11%
						Repairs & Maintenance(2% of SGI)	\$4,164	7%
						Landscaping (\$150 per month)	\$1,800	3%
						Management Fee (5% of SGI)	\$10,410	19%
						Utilities (Tenant Expense)	\$0	0%

Scheduled Rental Income:	\$16,750	\$16,750		
Laundry Income:	\$0	\$0	Total:	\$55,745 100%
Parking Income:	\$600	\$600	Per Gross SF:	\$11.16
Total Monthly Income:	\$17,350	\$17,350	Per Unit:	\$27,873
Annual Scheduled Gross Inco	\$208,200	\$208,200	% of SGI:	26.77%