

2810 E Imperial Hwy, Lynwood, CA 90262

List Price:	\$6,500,000
Down Payment: 35.0%	\$2,275,000
Number of units:	1
Cost per Unit:	\$6,500,000
Current GRM:	18.06
Market GRM:	7.66
Current CAP:	5.54%
Market CAP:	13.06%
Year Built / Age:	2026
Approx. Lot Size:	37,356
Approx. Gross RSF:	4,760
Cost per Net RSF:	\$1,365.55 Zoning: MU

**Proposed Financing**

First Loan Amount:	\$4,225,000	Amort:	30
Terms:	7.250%	Fixed:	5
Payment	\$28,822	DSCR:	1.04

Annualized Operating Data**Year 1 Operating Information**

Scheduled Gross Income:	\$ 360,000	
Vacancy Rate Reserve:	\$ -	1
Gross Operating Income:	\$ 360,000	
Expenses:	\$ -	0% 1
Net Operating Income:	\$ 360,000	
Loan Payments:	\$ 345,863	
Pre Tax Cash Flows:	\$ 14,137	0.62% 2
Principal Reduction:	\$ 1,840,138	
Total Return Before Taxes:	\$ 1,854,274	81.51% 2

¹ As a percent of Scheduled Gross Income**Year 20 Operating Information**

\$ 848,861	1
\$ -	
\$ 848,861	
\$ -	0% 1
\$ 848,861	
\$ 345,863	
\$ 502,998	22.11% 2
\$ 1,840,138	
\$ 2,343,135	102.99% 2

² As a percent of Down Payment**Scheduled Income:**

Current Income					Future Income					Annualized Expenses:	
Lease Year	Rent/SF/year	Notes	Monthly Rent	Total Annual Rent	Lease Year	Rent/SF/year	Notes	Monthly Rent	Total Annual Rent	*Estimated	
1	\$75.63		\$ 30,000	\$ 360,000	25	\$121.80	Option Period 1	\$ 48,315	\$ 579,784	New Taxes (New Estimated)	\$81,250
5	\$83.19		\$ 33,000	\$ 396,000	30	\$133.98	Option Period 1	\$ 53,147	\$ 637,762	Maintenance	\$18,000
10	\$91.51		\$ 36,300	\$ 435,600	35	\$147.38	Option Period 2	\$ 58,462	\$ 701,538	Insurance	\$9,520
15	\$100.66		\$ 39,930	\$ 479,160	40	\$162.12	Option Period 2	\$ 64,308	\$ 771,692	Utilities	
20	\$110.73		\$ 43,923	\$ 527,076	45	\$178.33	Option Period 3	\$ 70,738	\$ 848,861	NNN - All expenses paid by Tenant	
Total Monthly Rent Year 1-5:				\$30,000	Total Monthly Rent Year 45-50:				\$70,738	Total Expenses:	\$108,770
Taxes Paid By Tenant Monthly:				\$6,771	Taxes Paid By Tenant Monthly:				\$6,771	Expenses as %/SGI	30.21%
Insurance Paid By Tenant Monthly:				\$793	Insurance Paid By Tenant Monthly:				\$793	Per Net Sq. Ft:	\$2.91
Maintenance Paid by Tenant Monthly:				\$1,500	Maintenance Paid by Tenant Monthly:				\$1,500	Per Unit:	\$108,770
Monthly Scheduled Rental Income:				\$30,000	Monthly Scheduled Rental Income:				\$70,738		
Annualized Scheduled Rental Income:				\$360,000	Annualized Scheduled Rental Income:				\$848,861		

Presented by West Shores Realty



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