



PRICING SUMMARY		
	Current	Pro Forma
Total Gross Potential Income	\$1,337,926	\$1,636,800
Vacancy Allowance	3% \$40,138	\$49,104
Effective Gross Income	\$1,297,788	\$1,587,696
Expenses	\$454,931	\$466,527
Net Operating Income	\$842,857	\$1,121,169
Net Cash Flow After Debt Service	\$250,941	\$529,252
Purchase Price		\$18,500,000
Price/Unit		\$330,357
Price/SF		\$370.52
CAP Rate - Current		4.56%
CAP Rate - Pro Forma		6.06%
GRM - Current		14.07
GRM - Pro Forma		11.46

BUILDING DETAILS	
Street Address:	1595 E Chevy Chase Dr
City, State:	Glendale, CA
Number of Units:	56
Occupancy	95%
Number of Buildings:	1
Number of Stories:	3
Year Built:	1959 / 1975
Building SF:	49,930 SF
Lot SF:	28,608 SF
Parking	90 Stalls
Zoning	GLR4
APN:	5665-011-001
Tax Area:	4045

FINANCING SUMMARY	
Down Payment	\$10,175,000
Loan Amount	\$8,325,000
Purchase Price	\$18,500,000
Loan Type:	5-Year Fixed
LTV:	45%
Interest Rate:	5.80%
Amortization Period:	30 Years
Loan Amount:	\$8,325,000
Annual Debt Service:	(\$591,916)
Debt Coverage Ratio	1.42
Debt Yield	10.12%

UNIT MIX									
# of Units	Type	Current				Market			
		Average Unit SF	Average Monthly Rent	Monthly Rent Range		Average Mos Rent PSF	Average Monthly Rent	Average Mos Rent PSF	
10	Studio	500 SF	\$1,669	\$1,567	-	\$2,000	\$3.34	\$2,000	\$4.00
34	1B/1B	750 SF	\$1,912	\$1,710	-	\$2,450	\$2.55	\$2,450	\$3.27
12	2B/2B	1,050 SF	\$2,324	\$2,015	-	\$2,600	\$2.21	\$2,600	\$2.48

PRICING SENSITIVITY TABLE									
Purchase Price	Capitalization Rate	Price Per Unit	Price Per Square Foot	GRM	Loan Proceeds	Required Equity	Debt Service	Debt Coverage	Cash-on-Cash Return (%)
\$18,700,000	4.51%	\$333,929	\$374.52	13.98	\$8,415,000	\$10,285,000	(\$598,315)	-1.41	3.51%
\$18,600,000	4.53%	\$332,143	\$372.52	13.90	\$8,370,000	\$10,230,000	(\$595,116)	-1.42	3.52%
\$18,500,000	4.56%	\$330,357	\$370.52	14.07	\$8,325,000	\$10,175,000	(\$591,916)	1.42	3.54%
\$18,400,000	4.58%	\$328,571	\$368.52	13.75	\$8,280,000	\$10,120,000	(\$588,717)	-1.43	3.55%
\$18,300,000	4.61%	\$326,786	\$366.51	13.68	\$8,235,000	\$10,065,000	(\$585,517)	-1.44	3.57%

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