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Property Name
 Address 3544 Yorba St
 City State Zip Los Angeles, CA 90032



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FINANCIAL ANALYSIS

PRICING			FINANCING			THE ASSET	
Price		\$1,299,000	Down	30%	\$389,700	Units	4
Price/Unit		\$324,750	Loan	70%	\$909,300	Year Built	1963
Price/SF		\$585.93	Ammort Years		30	Gross SF	2,217
GRM	13.54	10.72	Interest Rate		6.89%	Lot SF	5,522
Cap	5.73%	7.67%	Payments		(\$5,983)	APN	5305-032-014
	Current	Market					

MONTHLY RENT SCHEDULE

	# of Units	Type	Estimated SF	Avg. Current	Rent/SF	Current Total	Market	Rent/SF	Market Total
1	1	4538 Beryl 1/1	550	\$1,700	\$3.09	\$1,700	\$2,350	\$4.27	\$2,350
2	1	4540 Beryl 1/1	550	\$2,334	\$4.24	\$2,334	\$2,350	\$4.27	\$2,350
3	1	3544 Yorba 2/1	550	\$1,461	\$2.66	\$1,461	\$2,700	\$4.91	\$2,700
4	1	3456 Yorba 2/1	567	\$2,500	\$4.41	\$2,500	\$2,700	\$4.76	\$2,700
	4					\$7,995			\$10,100

Other Income (Laundry, Misc.)

ANNUALIZED INCOME		Current	Market
Gross Potential Rent		\$95,937	\$121,200
Less Vacancy	0%	\$0	\$0
Scheduled Gross Income		\$95,937	\$121,200

ANNUALIZED EXPENSES		Current	Market
1	Real Estate Taxes 1.250000%	\$16,238	\$16,238
2	Direct Assessments		
3	Insurance	\$744	\$744
4	Utilities Water	\$3,000	\$3,000
5	Expense Cleaning	\$960	\$960
6	Expense Maintenance	\$600	\$600
7	Expense		
8	Expense		
9	Expense		
10	Expense		
11	Expense		
12	Expense		
13	Expense		
14	Expense		
15	Management of SGI	\$0	\$0
16	Repairs & Maint. of SGI	\$0	\$0
17	Reserves /Unit /Year	\$0	\$0
Total Expenses		\$21,542	\$21,542
Expenses/Unit		\$5,385	\$5,385
Expenses/SF		\$9.72	\$9.72
% of EGI		22.45%	17.77%

RETURN		Current	Market
NOI		\$74,396	\$99,659
Less Debt		(\$71,791)	(\$71,791)
Cashflow		\$2,605	\$27,868
Cash on Cash		0.67%	7.15%