MULTI - FAMILY RESIDENTIAL INVESTMENT ANALYSIS INFORMATION SHEET

PROPERTY NAME:	
ADDRESS:	**4017 Gelber Place**
CITY, STATE:	**Los Angeles,Calif**
ZIP:	**90008**
APN:	**5030-018-004**

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Leonard Manriquez	
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Price	**$1,400,000**

UNIT MIX

NO. UNITS	BDRMS	BATHS	APPROX. SQFT	RENTAL RANGE
4	2	1.0	950	
4	1	1.0	800	
8	**3**	**2.0**	**7000**	

PROPERTY DESCRIPTION

Year Built:	1956	**PRICE / UNIT**	$175,000
Rentable Sqft	7,064	**PRICE / SF**	$200.00
Lot Sqft	8,437	**Lot Acres**	0.19

GROSS. MONTHLY. INCOME.

CURRENT	PROFORMA (MARKET)
10,641	15,800

CURRENT ANNUAL INCOME

ITEM	AMOUNT	%			
Gross Scheduled Rent	127,692.00		***10.96***	GRM	***7.38***
Less: Vacancy	5,492.00	5.00%			
Less: Non-Revenue Units					
Less: Bad Debt/Adjustments					
Less: Concessions					
Total Effective Rental Income	122,200.00				
Plus: Laundry Income					
Plus: Parking Income					
Plus: Pet Income					
Plus: Rubs Reinburstment					
Plus: Other Income					
Effective Gross Income	122,200.00				
Less: Expenses	59,066.00	48.34%			
Net Operating Income	63,134.00		***4.51***	CAP	***9.32***
Annual Debt Service	52,520.63				
Pre-Tax Cash Flow	10,613.37		***1.58***	ROI	***11.64***
Principal Reduction	8,964.49				
Overall Yield	19,577.86				
Total Return	**2.92%**				

PROFORMA (MARKET) ANNUAL INCOME

ITEM	AMOUNT	%
Gross Scheduled Rent	189,600.00	
Less: Vacancy		5.00%
Less: Non-Revenue Units		
Less: Bad Debt/Adjustments		
Less: Concessions		
Total Effective Rental Income	189,600.00	
Plus: Laundry Income		
Plus: Parking Income		
Plus: Pet Income		
Plus: Rubs Reinburstment		
Plus: Other Income		
Effective Gross Income	189,600.00	
Less: Expenses	59,066.00	31.15%
Net Operating Income	130,534.00	
Annual Debt Service	52,520.63	
Pre-Tax Cash Flow	78,013.37	
Principal Reduction	8,964.49	
Overall Yield	86,977.86	
Total Return	**12.98%**	

ESTIMATED ANNUAL EXPENSE

ITEM	AMOUNT	Per Unit	Per Sqft	% of EGI
Real Estate Taxes	17,500	$2,187.50	$2.48	14.32%
Insurance	15,810	$1,976.25	$2.24	12.94%
Landscaping	1,080	$135.00	$0.15	0.88%
DWP	5,396	$674.50	$0.76	4.42%
Gas Co	1,742	$217.75	$0.25	1.43%
Trash	5,431	$678.88	$0.77	4.44%
Reserves	2,000	$250.00	$0.28	1.64%
Bldg R & M	4,500	$562.50	$0.64	3.68%
Management	5,607	$700.88	$0.79	4.59%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%
		$0.00	$0.00	0.00%

Total Expenses	**$59,066.00**
Total Expense/Unit	**$7,383.25**
Expense/SF	**$8.36**
% of EGI	**48.34%**

MORTGAGE FINANCING INFORMATION

LTV %	**52.14%**
Down Payment %	**47.86%**
1st Loan	**730,000**
Down Payment	**670,000**

1st Loan	
Amortized	**30**
Interest Rate	**6.00%**
Principal and Interest Monthly Payment	**4,376.72**

(DCR)	***1.20***

This information is obtained from sources we believe to be reliable, we make no warranties, expressed or implied, to the accuracy of this information. Buyer is responsible to verify information and bears all risk for inaccuracies.

Notes:

Subject property is a two story apartment building configured with (4) 1BDR 1BA and (4) 2BDR 1Ba units. Includes 5 carport parking Spaces. Units have wall heating units, bldg has a common water heater (100 Gallon Gas). Concrete foundation Upgrades made to the property in last 10 yrs -new windows & new roof. In 2024 the owner upgraded all electric panels , re-pipe and Currently has 1 vacant unit forecasting market rent at $1700 per month . Included in rent are trash & water. Property is in LA Rent Control.