



THE HOGAN GROUP, INC.

Commercial Real Estate Investment Services

717 Columbia Ave.
Los Angeles, CA 90017

Summary

| | | | |
|--------------------------|--------------------|---------------------------|----------------------|
| Price: | \$3,700,000 | Proposed Financing | |
| Down Payment: 30% | \$1,110,000 | First Loan Amount: | \$2,590,000 |
| Number of Units: | 37 | Terms: 5.25% | Interest Rate, 30/30 |
| Cost per Unit: | \$100,000 | | \$14,302 a month |
| Current GRM: | 9.88 | | |
| Market GRM: | 9.58 | | |
| Current CAP: | 5.43% | | |
| Market CAP: | 5.72% | | |
| Approx. Age: | 1922 | | |
| Approx. Lot Size: | 5,746 | | |
| Approx. Net RSF: | 9,936 | | |
| Cost per Net RSF: | \$372.38 | | |

Exclusively Listed By:

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Fax: (213) 670-0167

Annualized Operating Data

| | Current Rents | | Market Rents | |
|-----------------------------------|------------------|-------------|------------------|-------------|
| Scheduled Gross Income: | \$374,404 | | \$386,040 | |
| Less Vacancy Rate Reserve: | \$11,232 | 3.0% | \$11,581 | 3.0% |
| Gross Operating Income: | \$363,171 | | \$374,459 | |
| Less Expenses: | \$162,303 | 43.3% | \$162,981 | 42.22% |
| Net Operating Income: | \$200,868 | | \$211,478 | |
| Less Loan Payments: | \$171,625 | | \$171,625 | |
| Pre-Tax Cash Flow: | \$29,243 | 2.63% | \$39,853 | 3.6% |
| Plus Principal Reduction: | \$36,318 | | \$36,318 | |
| Total Return Before Taxes: | \$65,561 | 5.9% | \$76,171 | 6.9% |

** As a percent of Down Payment.

Scheduled Income

| No. of Units | Bdrms/ Baths | Approx Sq.Ft. | Current Rents | | Market Rents | |
|--------------|-----------------|------------------|---------------------------|-------------------|----------------------|-------------------|
| | | | Monthly Avg. Rent/Unit | Monthly Income | Monthly Rent/Unit | Monthly Income |
| 1 | Single | | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 1,000 |
| 28 | Bachelor | | \$ 884 | \$ 24,742 | \$ 900 | \$ 25,200 |
| 8 | SRO | | \$ 636 | \$ 5,088 | \$ 700 | \$ 5,600 |

| | | |
|--|-------------------|-------------------|
| Total Scheduled Rent: | \$ 30,830 | \$ 31,800 |
| Laundry: | \$ 370 | \$ 370 |
| Monthly Scheduled Gross Income: | \$ 31,200 | \$ 32,170 |
| Annual Scheduled Gross Income: | \$ 374,404 | \$ 386,040 |
| Utilities Paid by Tenant: None | | |

Annualized Expenses ***

| | | |
|---------------------|-----|-----------|
| Taxes: | New | \$ 46,250 |
| Insurance | | \$ 22,516 |
| Utilities | | \$ 42,897 |
| Maintenance | | \$ 11,232 |
| Rubbish | | \$ 7,632 |
| Reserves & Misc | | \$ 3,744 |
| On-Site Manager | | \$ 16,800 |
| Off-site Management | | \$ 11,232 |

| | |
|------------------------|-------------------|
| Total Expenses: | \$ 162,303 |
| Per Net Sq. Ft.: | \$16.33 |
| Per Unit: | \$4,386.58 |

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

717 Columbia Ave. Rent Roll

| Unit | Unit Mix | Rent |
|------|----------|----------|
| 101 | SRO | \$ 653 |
| 102 | Bachelor | \$ 720 |
| 103 | Bachelor | \$ 752 |
| 104 | Bachelor | \$ 750 |
| 105 | Bachelor | \$ 838 |
| 106 | SRO | \$ 700 |
| 107 | Bachelor | \$ 850 |
| 108 | Bachelor | \$ 750 |
| 109 | Single | \$ 1,000 |
| 111 | Bachelor | \$ 800 |
| 112 | Bachelor | \$ 900 |
| 114 | SRO | \$ 575 |
| 115 | SRO | \$ 622 |
| 116 | Bachelor | \$ 800 |
| 202 | SRO | \$ 700 |
| 203 | Bachelor | \$ 747 |
| 204 | Bachelor | \$ 825 |
| 205 | Bachelor | \$ 900 |
| 206 | Bachelor | \$ 959 |
| 207 | Bachelor | \$ 1,273 |
| 208 | Bachelor | \$ 700 |
| 209 | Bachelor | \$ 875 |
| 210 | Bachelor | \$ 900 |
| 211 | Bachelor | \$ 900 |
| 212 | Bachelor | \$ 1,042 |
| 214 | Bachelor | \$ 900 |
| 215 | SRO | \$ 562 |
| 216 | SRO | \$ 650 |
| 217 | SRO | \$ 626 |
| 218 | Bachelor | \$ 775 |
| A | Bachelor | \$ 850 |
| B | Bachelor | \$ 958 |
| C | Bachelor | \$ 1,050 |
| D | Bachelor | \$ 796 |
| E | Bachelor | \$ 825 |
| F | Bachelor | \$ 857 |
| G | Bachelor | \$ 1,451 |

Manager

| Type | Count | Average | Actual | Market |
|----------|-------|----------|-----------|-----------|
| Single | 1 | \$ 1,000 | \$ 1,000 | \$ 1,000 |
| Bachelor | 28 | \$ 884 | \$ 24,742 | \$ 25,200 |
| SRO | 8 | \$ 636 | \$ 5,088 | \$ 5,600 |
| | 37 | | \$ 30,830 | \$ 31,800 |

| Market | |
|----------|----------|
| Single | \$ 1,000 |
| Bachelor | \$ 900 |
| SRO | \$ 700 |

\$ 30,830