

## MULTI-FAMILY INVESTMENT SUMMARY

### PRICING SUMMARY

<b>Listed Price:</b>	<b>\$3,250,000</b>
Down Payment:	30%
<b>Price per Unit:</b>	<b>\$812,500</b>
<b>Price per SF:</b>	<b>\$500.00</b>
Price per SF Lot Size:	\$553.57

### PROPERTY DESCRIPTION

<b>Property</b>	<b>1237 W. 25th St</b>	<b>No. Units:</b>	<b>4</b>
<b>Address:</b>	<b>LOS ANGELES, CA 90007</b>	<b>Gross S</b>	<b>6,500</b>
<b>APN:</b>	<b>5055-016-006</b>	<b>Lot Size</b>	<b>5,871</b>
<b>Zoning:</b>	<b>LARD1.5</b>		

### INVESTMENT VALUATION

### PROPOSED FINANCING TERMS

<b>Current GRM:</b>	<b>10.34</b>	<b>Loan Amount:</b>	<b>\$2,275,000</b>
<b>Current CAP:</b>	<b>8.03%</b>	<b>Term (Amortization):</b>	<b>5 Years Fixed (30)</b>
<b>Current Pre-Tax Cash Flow %:</b>	<b>9.98%</b>	<b>Interest Rate:</b>	<b>6.00%</b>
Market GRM:	10.32	<b>Monthly Payment:</b>	<b>\$13,640</b>
Market CAP:	7.85%	<b>Yearly Payment:</b>	<b>\$163,677</b>
Market Pre-Tax Cash Flow:	9.39%	<b>Debt Coverage Ratio (DCR):</b>	<b>1.59</b>

### ANNUALIZED OPERATING DATA

	<b>CURRENT</b>		<b>MARKET</b>	
<b>Scheduled Gross Income:</b>	<b>\$316,200</b>		<b>\$316,800</b>	
Less Vacancy Rate Reserve:	\$0	0%	\$6,300	2%
Gross Operating Income:	\$316,200		\$310,500	
Less Expenses:	\$55,249	17%	\$55,249	17%
<b>Net Operating Income:</b>	<b>\$260,951</b>		<b>\$255,251</b>	
Less Loan Payments:	\$163,677		\$163,677	
<b>Pre-Tax Cash Flow:</b>	<b>\$97,274</b>	<b>10.0%</b>	<b>\$91,574</b>	<b>9.4%</b>
Plus Principal Reduction:	\$27,878		\$27,878	
<b>Total Return Before Taxes:</b>	<b>\$125,152</b>	<b>12.8%</b>	<b>\$119,452</b>	<b>12.3%</b>

### SCHEDULED INCOME

### ANNUAL EXPENSES

# of Units	Unit Type	<b>CURRENT</b>		<b>Market</b>		Taxes (1.2% x Sales Price)	\$39,000	71%
		Average Rent	Monthly Totals	Average Rent	Monthly Totals			
1	4+3	\$5,800	<b>\$5,800</b>	\$5,800	<b>\$5,800</b>	Insurance (\$1.25/sq.ft.)	\$8,125	15%
1	Studio	\$2,200	<b>\$2,200</b>	\$2,250	<b>\$2,250</b>	Maintenance & Repairs (2% of SGI)	\$6,324	11%
1	7+6	\$9,100	<b>\$9,100</b>	\$9,100	<b>\$9,100</b>	Landscaping (\$150 per month)	\$1,800	3%
1	7+6	\$9,100	<b>\$9,100</b>	\$9,100	<b>\$9,100</b>	LADWP (Tenant Expense)	\$0	0%
						Gas & Electricity (Tenant Expense)	\$0	0%
						Trash (Tenant Expense)	\$0	0%

<b>Scheduled Rental Income:</b>	<b>\$26,200</b>	<b>\$26,250</b>
Laundry Income:	\$0	\$0
Parking Income:	\$150	\$150
<b>Total Monthly Income:</b>	<b>\$26,350</b>	<b>\$26,400</b>
Annual Scheduled Gross Inco	\$316,200	\$316,800

<b>Total:</b>	<b>\$55,249</b>	100%
<b>Per Gross SF:</b>	<b>\$8.50</b>	
<b>Per Unit:</b>	<b>\$13,812</b>	
<b>% of SGI:</b>	<b>17.47%</b>	