

MULTI-FAMILY INVESTMENT SUMMARY

PRICING SUMMARY

Listed Price:	\$3,250,000
Down Payment: 30%	\$975,000
Price per Unit:	\$812,500
Price per SF:	\$500.00
Price per SF Lot Size:	\$553.57

PROPERTY DESCRIPTION

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

INVESTMENT VALUATION

Current GRM:	10.34
Current CAP:	8.03%
Current Pre-Tax Cash Flow %:	9.98%
Market GRM:	10.32
Market CAP:	7.85%
Market Pre-Tax Cash Flow:	9.39%

PROPOSED FINANCING TERMS

Loan Amount:	\$2,275,000
Term (Amortization):	5 Years Fixed (30)
Interest Rate:	6.00%
Monthly Payment:	\$13,640
Yearly Payment:	\$163,677
Debt Coverage Ratio (DCR):	1.59

ANNUALIZED OPERATING DATA

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

SCHEDULED INCOME

ANNUAL EXPENSES

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

Scheduled Rental Income:	\$26,200	\$26,250		
Laundry Income:	\$0	\$0	Total:	\$55,249 100%
Parking Income:	\$150	\$150	Per Gross SF:	\$8.50
Total Monthly Income:	\$26,350	\$26,400	Per Unit:	\$13,812
Annual Scheduled Gross Inco	\$316,200	\$316,800	% of SGI:	17.47%