MULTI RESIDENTIAL INVESTMENT OPERATING INFORMATION

PROPERTY SUMMARY 1251 WILTON PL LA

ASKING PRICE	$ 2,250,000		FIRST LOAN AMOUNT	
DOWN PAYMENT (40%)			TERMS	
NUMBER OF UNIT	8		INTEREST RATE	
GRM	13.83		ANNUAL MORTGAGE PAYMENT	
CAP	5.08%			
CASH ON CAH RETURN				
APPROX. LOT SIZE	5,634		YEAR BUILT	1934
APPRIX. SQ.FT	10,494		PARKING	8
COST PER UNIT	$281,250.00		OWNER PAYS	WATER
COST PER SQ.FT	$ 214		TENANT PAYS	Gas&Elec.

ANNUALIZED OPERATING SUMMARY

	YEARLY INCOME	MONTHLY INCOME	MARKET RATE
SCHEDULED GROSS INCOME	$ 167,484	$ 13,957	
LESS ACUAL VACACY (3%)	$ 5,025	$ -	
GROSS OPERATION INCOME	$ 162,459	$ -	
LESS EXPNESE(ESTIMATED)	$ 48,095	$ -	
NET OPERATING INCOME	+		
LESS LOAN PAYMENT			
PRE-TAX CASH FLOW	$ 114,364	$ -	
TATAL RETURN BEFORE TAX	$ 114,364	$ -	

SCHEDULED INCOME

Current Monthly Rent

No. of Units	Bedroom	Bathroom	Rent	Income
7	1	1	$ 11,785	
1	2	1	$ 1,772	
Total Scheduled Rent			$ 13,557	
Gargae rent			$ 400	
Other income			$ -	
Monthly Scheduled Gross Income			$ 13,957	
Annual Scheduled Gross Income			$ 13,957	

ESTIMATED ANNUAL EXPENSES

Insurance	$ 10,300	
Electricity	$ 739	
Gas	$ 872	
Trash	$ 4,193	
Property Tax	$ 25,725	
Landscaping	$ 1,440	
Maintenance	$ -	attached
Management	$ -	
Manager	$ -	
Water	$ 2,221	
Sewer	$ 1,359	
Elevator	$ -	
Telephone	$ -	
Pest control	$ 500	
city tax	$ 746	
Equip & Misc.	$ -	
Total	**$ 48,095**	
per SQ.Ft	4.58	
Per unit	$ 6,012	

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