LIST SCENARIO

MULTI-RESIDENTIAL INVESTMENT INFORMATION

3		1913 & 1915 Hyperion Ave		Silver Lake	90027
# Units		Address		City	Zip
$2,769,000	$923,000	4.64%	15.24	$824.60	1922 | 1948
Price	Cost/Unit	Current CAP	Current GRM	Cost/Gross Sq. Ft.	Yr Blt
$2,769,000	100%	4.92%	14.60	3,358	5
Down	Percent	Market CAP	Market GRM	Gross Sq. Ft. Approximate	Parking
$0		0		7,133	0
Loan Amount		0		Lot Size	Thomas Guide

ANNUALIZED OPERATING DATA:

		CURRENT		MARKET
Scheduled Gross Income:		$ 181,752		$ 189,696
Less Vacancy:	3%	$ (5,453)	3%	$ (5,691)
Gross Operating Income:		$ 176,299		$ 184,005
Less Expenses:	26.3%	$ (47,831)	25.2%	$ (47,831)
Net Operating Income:		$ 128,468		$ 136,174
Less Loan Payments:		$ -		$ -
Pre-Tax Cash Flow:	4.64%	$ 128,468	4.92%	$ 136,174

SCHEDULED INCOME:

			CURRENT		MARKET		
# Units	Type	Estimated Sq. Ft.	Average Rent	Monthly Income	Market Rent	Monthly Income	Current Rent Per
1	1913	1100	$ 4,838	$ 4,838	$ 5,500	$ 5,500	$4.40
1	1915 Up	1620	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$4.32
1	1915 Down	638	$ 3,308	$ 3,308	$ 3,308	$ 3,308	$5.18
0	0	0	$ -	$ -	$ -	$ -	#DIV/0!
0	0	0	$ -	$ -	$ -	$ -	#DIV/0!
			LAUNDRY:	$ -		$ -	
Total Monthly Income:				$ 15,146		$ 15,808	

ANNUALIZED EXPENSES:

Taxes:	$ 33,228
Resident Management:	$ -
Gardener / Landscaping:	$ 2,200
Insurance:	$ 3,844
Utilities:	$ 5,844
Rubbish:	$ 315
Management:	$ -
Maintenance & Repairs:	$ 1,400
Miscellaneous & Reserves:	$ 1,000
TOTAL EXPENSES:	$ 47,831

- Both Buildings Individually Metered for Gas, Electricity & Water
- All Tenants are MTM for Flexibility
- Ideal Owner User or Investor Opportunity
- Newer Main Line | Plumbing | HVAC | Gas Lines | Electrical | Roof | Kitchens | Bathrooms | Finishes
- Turn Key, Pride of Owner in a Class A Location
- 1,100 SF of Prime Frontage on Hyperian

Every effort has been made to provide accurate figures; however, some income and expense information may be estimated.

$ 14.24 /SF $15,944 /UNIT

Lynette Sohl 626-665-2649

The information listed above has been obtained from sources we believe to be reliable, however, we cannot accept responsibility for its correctness.