

MULTI-FAMILY INVESTMENT SUMMARY

PRICING SUMMARY

Listed Price:		\$1,250,000
Down Payment:	35%	\$437,500
Price per Bed:		\$625,000
Price per SF:		\$408.36
Price per SF Lot Size:		\$188.85

PROPERTY DESCRIPTION

Property Address:	2818 S. Normandie Ave Los Angeles CA, 90007	Unit:	2
APN:	5054-006-011	Gross S	3,061
Zoning:	LARD1.5	Lot Size	6,619
		Year Built:	1906

INVESTMENT VALUATION

Current GRM:	11.45
Current CAP:	7.02%
Current Pre-Tax Cash Flow %:	6.70%
Market GRM:	10.85
Market CAP:	7.22%
Market Pre-Tax Cash Flow:	7.28%

PROPOSED FINANCING TERMS

Loan Amount:	\$812,500
Term (Amortization):	5 Years Fixed (30)
Interest Rate:	6.00%
Monthly Payment:	\$4,871
Yearly Payment:	\$58,456
Debt Coverage Ratio (DCR):	1.50

ANNUALIZED OPERATING DATA

CURRENT

MARKET

Scheduled Gross Income:	\$109,200		\$115,200	
Less Vacancy Rate Reserve:	\$0	0%	\$3,456	3%
Gross Operating Income:	\$109,200		\$111,744	
Less Expenses:	\$21,446	20%	\$21,446	19%
Net Operating Income:	\$87,754		\$90,298	
Less Loan Payments:	\$58,456		\$58,456	
Pre-Tax Cash Flow:	\$29,298	6.7%	\$31,842	7.3%
Plus Principal Reduction:	\$9,957		\$9,957	
Total Return Before Taxes:	\$39,254	9.0%	\$41,798	9.6%

SCHEDULED INCOME

ANNUAL EXPENSES

# of Units	Unit Type	CURRENT		Market		Expenses	Amount	%
		Average Rent	Monthly Totals	Average Rent	Monthly Totals			
1	5+3	\$5,550	\$5,550	\$6,000	\$6,000	Taxes (1.25% x Sales Price)	\$15,625	73%
1	3+1	\$3,550	\$3,550	\$3,600	\$3,600	Insurance (\$1 per SF)	\$3,061	14%
						Repairs & Maintenance(\$150 per month)	\$1,800	8%
						Utilities (Tenant Expense)	\$0	0%
						Gardening (\$80 per month)	\$960	4%

Scheduled Rental Income:	\$9,100	\$9,600		
Laundry Income:	\$0	\$0	Total:	\$21,446 100%
Parking Income:	\$0	\$0	Per Gross SF:	\$7.01
Total Monthly Income:	\$9,100	\$9,600	Per Unit:	\$10,723
Annual Scheduled Gross Inco	\$109,200	\$115,200	% of SGI:	19.64%