

MULTI-FAMILY INVESTMENT SUMMARY

PRICING SUMMARY

Listed Price:		\$1,750,000
Down Payment:	35%	\$612,500
Price per Bed:		\$875,000
Price per SF:		\$342.26
Price per SF Lot Size:		\$264.39

PROPERTY DESCRIPTION

Property	2818 S. Normandie Ave	Unit:	2
Address:	Los Angeles CA, 90007	Gross S	5,113
APN:	5054-006-011	Lot Size	6,619
Zoning:	LARD1.5	Year Built:	1906

INVESTMENT VALUATION

Current GRM:	8.33
Current CAP:	10.20%
Current Pre-Tax Cash Flow %:	15.77%
Market GRM:	8.10
Market CAP:	10.17%
Market Pre-Tax Cash Flow:	15.70%

PROPOSED FINANCING TERMS

Loan Amount:	\$1,137,500
Term (Amortization):	5 Years Fixed (30)
Interest Rate:	6.00%
Monthly Payment:	\$6,820
Yearly Payment:	\$81,839
Debt Coverage Ratio (DCR):	2.18

ANNUALIZED OPERATING DATA

CURRENT

MARKET

Scheduled Gross Income:	\$210,000		\$216,000	
Less Vacancy Rate Reserve:	\$0	0%	\$6,480	3%
Gross Operating Income:	\$210,000		\$209,520	
Less Expenses:	\$31,548	15%	\$31,548	15%
Net Operating Income:	\$178,452		\$177,972	
Less Loan Payments:	\$81,839		\$81,839	
Pre-Tax Cash Flow:	\$96,613	15.8%	\$96,133	15.7%
Plus Principal Reduction:	\$13,939		\$13,939	
Total Return Before Taxes:	\$110,553	18.0%	\$110,073	18.0%

SCHEDULED INCOME

ANNUAL EXPENSES

# of Units	Unit Type	CURRENT		Market				
		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)	\$21,875	69%
1	3+1	\$3,550	\$3,550	\$3,600	\$3,600	Insurance (\$1 per SF)	\$5,113	16%
2*	3+3	\$4,200	\$8,400	\$4,200	\$8,400	Repairs & Maintenance(\$300 per month)	\$3,600	11%
	ADU					Utilities (Tenant Expense)	\$0	0%
						Gardening (\$80 per month)	\$960	3%

Scheduled Rental Income:	\$17,500	\$18,000		
Laundry Income:	\$0	\$0	Total:	\$31,548 100%
Parking Income:	\$0	\$0	Per Gross SF:	\$6.17
Total Monthly Income:	\$17,500	\$18,000	Per Unit:	\$15,774
Annual Scheduled Gross Inco	\$210,000	\$216,000	% of SGI:	15.02%