

MULTI-FAMILY INVESTMENT SUMMARY

PRICING SUMMARY

Listed Price:		\$4,995,000
Down Payment:	35%	\$1,748,250
Price per Bed:		\$146,912
Price per SF:		\$471.14
Price per SF Lot Size:		\$980.76

PROPERTY DESCRIPTION

Property	1359 W. 35th Place	Bedrooms:	34
Address:	Los Angeles CA, 90007	Gross S	10,602
APN:	5040-004-008	Lot Size	5,093
Zoning:	LARD2	Year Built:	2025

INVESTMENT VALUATION

Current GRM:	9.42
Current CAP:	8.04%
Current Pre-Tax Cash Flow %:	9.97%
Market GRM:	8.74
Market CAP:	8.52%
Market Pre-Tax Cash Flow:	11.32%

PROPOSED FINANCING TERMS

Loan Amount:	\$3,246,750
Term (Amortization):	5 Years Fixed (30)
Interest Rate:	5.75%
Monthly Payment:	\$18,947
Yearly Payment:	\$227,366
Debt Coverage Ratio (DCR):	1.77

ANNUALIZED OPERATING DATA

	CURRENT		MARKET
Scheduled Gross Income:	\$530,400		\$571,200
Less Vacancy Rate Reserve:	\$0	0%	\$17,136
Gross Operating Income:	\$530,400		\$554,064
Less Expenses:	\$128,730	24%	\$128,730
Net Operating Income:	\$401,670		\$425,334
Less Loan Payments:	\$227,366		\$227,366
Pre-Tax Cash Flow:	\$174,304	10.0%	\$197,968
Plus Principal Reduction:	\$41,683		\$41,683
Total Return Before Taxes:	\$215,987	12.4%	\$239,651
			13.7%

SCHEDULED INCOME

ANNUAL EXPENSES

# of Units	Unit Type	CURRENT		Market				
		Average Rent	Monthly Totals	Average Rent	Monthly Totals			
1	22+23	\$28,600	\$28,600	\$30,800	\$30,800	Taxes (1.25% x Sales Price)	\$62,438	49%
1	12+13	\$15,600	\$15,600	\$16,800	\$16,800	Insurance (\$1.25 per SF)	\$13,253	10%
						Repairs & Maintenance(2% of SGI)	\$10,608	8%
						Utilities (Tenant Expense)	\$0	0%
						Management Fee (8% of SGI)	\$42,432	33%

Scheduled Rental Income:	\$44,200	\$47,600		
Laundry Income:	\$0	\$0	Total:	\$128,730 100%
Parking Income:	\$0	\$0	Per Gross SF:	\$12.14
Total Monthly Income:	\$44,200	\$47,600	Per Unit:	\$3,786
Annual Scheduled Gross Inco	\$530,400	\$571,200	% of SGI:	24.27%