



Los Angeles, CA 90048

8 Unit Apartment Building, Parking, Laundry and 1000 sq ft Storage Room.

Summary	Current	Pro-Forma	Financing
Price:	\$3,400,000	\$3,400,000	Proposed Financing First Loan Amount: \$2,400,000 Terms: 30 Year Principal + Interest Interest rate: 4.00%
Down Payment: 29%	\$1,000,000	\$1,000,000	
Number of Units:	8	8	
Cost per Unit:	\$425,000	\$425,000	
Current GRM:	21.31	14.73	 
Current CAP:	2.68%	4.92%	
Year Built:	1958		
Approx. Lot Size:	6,490		
Approx. Building Area:	5,467		
Price per Building SF:	\$621.91		

Annualized Operating Data	Current Rents	Market Rents
Scheduled Gross Income:	\$ 159,513	\$ 230,880
Less Vacancy Rate Reserve:	\$ (4,785) 3.0% *	\$ (4,785) 3.0% *
Gross Operating Income:	\$ 154,728	\$ 230,880
Less Expenses:	\$ (63,548) 40% *	\$ (63,548) 28% *
Net Operating Income:	\$ 91,180	\$ 167,332
Less Loan Payments:	\$ (137,496)	\$ (137,496)
Pre-Tax Cash Flow:	\$ (46,316) -4.6% **	\$ 29,836 3.0% **
Plus Principal Reduction:	\$ 41,496	\$ 41,496
Total Return Before Taxes:	\$ (4,820) -0.5% **	\$ 71,332 7.1% **
* As a percent of Scheduled Gross Income ** As a percent of Down Payment		

Scheduled Income	Current Rents	Market Rents	Annualized Expenses						
No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Avg. Monthly Rent/ Unit	Monthly Income	Avg. Monthly Rent/ Unit	Monthly Income			
6	1+1		\$1,550.96	\$ 9,306	\$2,100.00	\$ 12,600	Taxes 1.25% \$ 42,500		
2	2+2		\$1,803.50	\$ 3,607	\$2,500.00	\$ 5,000	Insurance \$ 2,962		
*Prime Los Angeles/Beverly Hills Adjacent Location *Some Upgrades Incl HVAC, Hardwood, New Kitchens *Large Storage Rm Can Be Converted to Another Apt *Two Stories with 11 Space Carport Parking *Flat Roof - Great Solar Panel Candidate							Maintenance & Repairs \$ 5,000		
Total Scheduled Rent:							\$ 12,913	\$ 17,600	On-Site Management \$ -
Laundry:							\$ 55	\$ 65	Off-Site Management \$ 5,583
Other Income: Parking							\$ 75	\$ 75	Utilities \$ 3,766
Other Income: Storage (Apx 1000 sq ft)							\$ 250	\$ 1,500	Pest Control \$ 495
Monthly Scheduled Gross Income:							\$ 13,293	\$ 19,240	Landscaping \$ 1,060
Annual Scheduled Gross Income:							\$ 159,513	\$ 230,880	Rubbish \$ 1,640
									Housing Registration \$ 542
*Total Expenses:							\$ 63,548		
Per Net Sq. Ft.:							\$ 11.62		
Expenses Per Unit:							\$ 7,943		



Call/Text for Availability
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