


Investment Information

| Units | Address | City | State | Zip | |
|--|---------------------------|----------------------------|----------------|---------------|-----------------|
| 10 Under Construction | 1464 E. 92nd St. | Los Angeles | CA | 90002 | |
| Price | Cost/Unit | Market GRM | MARKET CAP | Year Built | |
| \$2,190,000 | \$219,000 | 13.77 | 4.89% | 2007 | |
| Down Payment | Percent | | | Bldg. Sq. Ft. | |
| \$1,029,000 | 47% | | | 9,780 | |
| Loan Amount | Loan Terms | | | Lot Sq. Ft. | |
| \$1,161,000 | 3 year fixed 5.87% | | | 11,000 | |
| ESTIMATED ANNUALIZED OPERATING DATA: | | | | MARKET | |
| Potential Rental Income: | | | | \$159,000 | |
| Less Vacancy: | | 5% | | (\$7,950) | |
| Effective Rental Income: | | | | \$151,050 | |
| Potential Laundry Income | | | | \$1,200 | |
| Scheduled Gross Income: | | | | \$152,250 | |
| Less Operating Expenses: | | 29% | | (\$45,192) | |
| Net Operating Income: | | | | \$107,058 | |
| SCHEDULED INCOME: | | | | | |
| # Units | Type | Unit Sq. Ft. | Current Income | Market Rent | Market Income |
| 8 | 2+1+1loft | 950 | n/a | \$1,350 | \$10,800 |
| 1 | 4+2+1loft | 1,600 | n/a | \$1,700 | \$1,700 |
| 1 | 1+1 | 650 | n/a | \$750 | \$750 |
| Total Monthly Rental Income: | | | | | \$13,250 |
| ESTIMATED ANNUALIZED OPERATING EXPENSES: | | | | | |
| Projected Taxes: | \$25,842 (New Buyer) | | | | |
| Insurance: (\$340 per Unit) | \$3,400 (Forecast) | Expense Percentage: | 29.0% | | |
| Repairs/Maint: (\$200 per Unit) | \$2,000 (Forecast) | Expenses/Unit: | \$4,519 | | |
| Off Site Mgmt.: (5% of SGI) | \$7,950 (Forecast) | Expenses/Sq. Ft.: | \$4.62 | | |
| Utilities: | <u>\$6,000</u> (Forecast) | | | | |
| TOTAL: | \$45,192 | | | | |
| <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Please Note: 1. Taxes are calculated at a rate of 1.18% . </div> | | | | | |
| PROPERTY HIGHLIGHTS | | | | | |
| Individually metered for gas and electric Individual water heaters for each unit Nice unit mix Concrete parking space for 20 cars Water curtain in the garage New construction (2007) Fire sprinklers in all rooms & living spaces | | | | | |
| FOR MORE INFORMATION CONTACT: | | | | | |
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