

Investment Information

Units	Address	City	State	Zip		
8	9405 Firth Boulevard	Los Angeles	California	90002		
Price	Cost/Unit	Current GRM	Current CAP	Year Built		
\$765,000	\$95,625	10.78	6.28%	1960		
Down Payment (25%)	Cost/SqFt.	Market GRM	Market CAP	Bldg. Sq. Ft.		
\$191,250	\$151.85	8.35	8.84%	5,038		
Loan Amount (75%)	Loan Terms: Seller Financing Available for Qualified Buyers			Lot Sq. Ft.		
\$573,750	3 yr Fixed @ 5.85%, Amortized 30/30			8,755		
ESTIMATED ANNUALIZED OPERATING DATA:		CURRENT	MARKET			
Potential Rental Income:		\$81,600	\$93,600			
Less Vacancy:		13% (\$10,608)	3% (\$2,808)			
Effective Rental Income:		\$70,992	\$90,792			
Laundry Income:		\$0	\$864			
Scheduled Gross Income:		\$70,992	\$91,656			
Less Operating Expenses:		32% (\$22,975)	26% (\$24,040)			
Net Operating Income:		\$48,017	\$67,616			
Less Debt Service:		(\$40,420)	(\$40,420)			
Pre-Tax Cash Flow:		\$7,597	\$27,196			
Cash on Cash Return:		3.97%	14.22%			
Principal Reduction:		\$9,993	\$9,993			
Total Return:		9.20%	19.45%			
SCHEDULED INCOME:						
# Units	Type	Avg. Unit Sq. Ft.	Current Rent	Current Income	Market Rent	Market Income
8	2+1	630	\$850	\$6,800	\$975	\$7,800
Total Monthly Rental Income:				\$6,800	\$7,800	
ESTIMATED ANNUALIZED OPERATING EXPENSES:						
Projected Taxes:	\$8,415 (Forecast)					
Insurance: (\$300 per Unit)	\$2,400 (Forecast)	Expense Percentage:	32%			
Repairs/Maint: (\$300 per Unit)	\$2,400 (Forecast)					
Off-Site Management (6% of SGI)	\$4,260 (Forecast)	Expenses/Unit:	\$2,872			
Water: (\$250 per Unit per Year)	\$1,500 (Forecast)					
Trash: (\$50 per Month)	\$600 (Forecast)	Expenses/Sq. Ft.:	\$4.56			
Electric: (\$75 per Unit per Year)	\$450 (Forecast)					
Gas: (\$125 per Unit per Year)	\$750 (Forecast)					
Landscaping: (\$50 per Month)	\$600 (Forecast)					
Reserves/Misc.: (\$200 per Unit)	\$1,600 (Forecast)					
TOTAL:	\$22,975					

Please Note:

1. Taxes are calculated at a rate of 1.1% .

PROPERTY HIGHLIGHTS

Phenomenal Return at Pro Forma Income
 All 2 Bedroom 1 Bathroom Units
 On-site Laundry for Extra Income
 Secured On-Site Parking and Entry
 Near Schools, Shopping, Services, and Transportation
 Professional Off-Site Management Under Contract
 Hands-on Resident Manager in Place
 Guaranteed Income with Section 8 Subsidies
 Individually Metered with Low Owner Operating Expenses

FOR MORE INFORMATION CONTACT:

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