

Property Name

Address: 10346-10348 Oro Vista Ave
 City State Zip Sunland, CA 91040



Agent Name - Maria Sarmiento

maria@multifamilyrealtor.com
 Cal BRE#01837686

FINANCIAL ANALYSIS

PRICING			FINANCING			THE ASSET	
Price		\$780,000	Down	30%	\$234,000	Units	2
Price/Unit		\$390,000	Loan	70%	\$546,000	Year Built	1952
Price/SF		\$500.96	Ammort Years		30	Gross SF	1,557
GRM	16.68	11.61	Interest Rate		7.13%	Lot SF	4,411
Cap	4.02%	6.53%	Payments		(\$3,679)	APN	2560-013-004
	Current	Market					

MONTHLY RENT SCHEDULE

	# of Units	Type	Estimated SF	Avg.Current	Rent/SF	Current Total	Market	Rent/SF	Market Total
1	1	2/1	782	\$1,949	\$2.49	\$1,949	\$2,800	\$3.58	\$2,800
2	1	2/1	775	\$0	\$0.00	\$1,949	\$2,800	\$3.61	\$2,800
	2					\$3,898			\$5,600
Other Income (Laundry, Misc.)									

ANNUALIZED INCOME		Current	Market
Gross Potential Rent		\$46,776	\$67,200
Less Vacancy	3%	(\$1,403)	(\$2,016)
Scheduled Gross Income		\$45,373	\$65,184

ANNUALIZED EXPENSES		Current	Market
1	Real Estate Taxes 1.250000%	\$9,750	\$9,750
2	Direct Assessments		
3	Insurance	\$2,000	\$2,000
4	Utilities	\$1,550	\$1,550
5	Expense LAHD	\$300	\$300
6	Expense		
7	Expense		
8	Expense		
9	Expense		
10	Expense		
11	Expense		
12	Expense		
13	Expense		
14	Expense		
15	Management of SGI	\$0	\$0
16	Repairs & Maint. 1% of SGI	\$454	\$652
17	Reserves /Unit /Year	\$0	\$0
Total Expenses		\$14,054	\$14,252
Expenses/Unit		\$7,027	\$7,126
Expenses/SF		\$9.03	\$9.15
% of EGI		30.97%	21.86%

RETURN		Current	Market
NOI		\$31,319	\$50,932
Less Debt		(\$44,142)	(\$44,142)
Cashflow		-\$12,823	\$6,790
Cash on Cash		-5.48%	2.90%

