Property Name
Address: 644 N Serrano Ave
City State Zip Los Angeles, CA 90004

Agent Name - Maria Sarmiento
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FINANCIAL ANALYSIS

PRICING		
Price		$875,000
Price/Unit		$291,667
Price/SF		$457.88
GRM	14.12	9.99
Cap	5.08%	7.92%
	Current	Market

FINANCING		
Down	30%	$262,500
Loan	70%	$612,500
Ammort Years		30
Interest Rate		7.00%
Payments		($4,075)

THE ASSET	
Units	3
Year Built	1912
Gross SF	1,911
Lot SF	5,526
APN	5521-004-005

MONTHLY RENT SCHEDULE

	# of Units	Type	Estimated SF	Avg.Current	Rent/SF	Current Total	Market	Rent/SF	Market Total
1	1	3/2	900	$2,300	$2.56	$2,300	$3,200	$3.56	$3,200
2	1	2/1	611	$1,540	$2.52	$1,540	$2,600	$4.26	$2,600
3	1	0/1	400	$1,325	$3.31	$1,325	$1,500	$3.75	$1,500
	2					$5,165			$7,300
	Other Income (Laundry, Misc.)								

ANNUALIZED INCOME		Current		Market
Gross Potential Rent		$61,980		$87,600
Less Vacancy	3%	($1,859)	3%	($2,628)
Scheduled Gross Income		$60,121		$84,972

	ANNUALIZED EXPENSES			Current	Market
1	Real Estate Taxes	1.250000%		$10,938	$10,938
2	Direct Assessments				
3	Insurance			$4,500	$4,500
4	Utilities				
5	Expense LAHD			$240	$240
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.		of SGI	$0	$0
17	Reserves		/Unit /Year	$0	$0
	Total Expenses			$15,678	$15,678
	Expenses/Unit			$5,226	$5,226
	Expenses/SF			$8.20	$8.20
	% of EGI			26.08%	18.45%

RETURN	Current	Market
NOI	$44,443	$69,295
Less Debt	($48,900)	($48,900)
Cashflow	-$4,457	$20,395
Cash on Cash	-1.70%	7.77%