THE HOGAN GROUP, INC.
Commercial Real Estate Investment Services

7001-7005 S. Main St.
Los Angeles, CA 90003

Summary

Price:		**$3,175,000**	**Proposed Financing**			
Down Payment:	**30%**	**$952,500**	First Loan Amount:		$2,222,500	New
Number of Units:		**16**	Terms:	5.50%	Interest Rate, 30/30	
Cost per Unit:		$198,438			$12,619	a month
Current GRM:		10.73				
Market GRM:		8.74				
Current CAP:		5.11%				
Market CAP:		7.05%				
Approx. Age:		1983				
Approx. Lot Size:		8,621				
Approx. Net RSF:		8,460				
Cost per Net RSF:		$375.30				

Exclusively Listed By:

Brent Hogan

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Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	**$295,788**		**$363,480**	
Less Vacancy Rate Reserve:	$8,874	3.0%	$10,904	3.0%
Gross Operating Income:	$286,914		$352,576	
Less Expenses:	$124,653	42.1%	$128,593	35.38%
Net Operating Income:	**$162,261**		**$223,983**	
Less Loan Payments:	$151,429		$151,429	
Pre-Tax Cash Flow:	$10,832	1.14%	$72,553	7.6%
Plus Principal Reduction:	$29,935		$29,935	
Total Return Before Taxes:	**$40,767**	**4.3%**	**$102,489**	**10.8%**

** As a percent of Down Payment.

Scheduled Income

			Current Rents		Market Rents	
No. of Units	**Bdrms/ Baths**	**Approx Sq.Ft.**	**Monthly Avg. Rent/Unit**	**Monthly Income**	**Monthly Rent/Unit**	**Monthly Income**
6	1+1		$ 1,318	$ 7,909	$ 1,600	$ 9,600
10	2+1		$ 1,593	$ 15,925	$ 1,900	$ 19,000
11	Single Parking		$ 46	$ 325	$ 75	$ 825
5	Tandem Parking		$ 63	$ 250	$ 125	$ 625

Total Scheduled Rent:	**$ 24,409**	**$ 30,050**
Laundry:	$ 240	$ 240
Other:	$ -	$ -
Monthly Scheduled Gross Income:	**$ 24,649**	**$ 30,290**
Annual Scheduled Gross Income:	**$ 295,788**	**$ 363,480**

*Annualized Expenses ****

Taxes:	New	$ 36,195
Insurance		$ 8,360
Utilities		$ 31,031
Maintenance		$ 11,832
Rubbish		$ 8,562
Reserves & Misc		$ 2,958
On-Site Manager		$ 19,800
Off-site Management		$ 5,916
Total Expenses:		**$ 124,653**
Per Net Sq. Ft.:		$14.73
Per Unit:		$7,790.82

7001-7005 S. Main St.
Rent Roll

Unit	Unit Mix	Rent	
1	1+1	$ 1,250	
2	2+1	$ 1,900	Manager
3	2+1	$ 1,357	
4	2+1	$ 1,425	
5	2+1	$ 1,450	
6	2+1	$ 1,466	
7	2+1	$ 1,348	
8	2+1	$ 1,410	
9	2+1	$ 1,275	
10	1+1	$ 1,600	Vacant
11	1+1	$ 1,125	
12	1+1	$ 1,250	
13	2+1	$ 2,394	
14	2+1	$ 1,900	Vacant
15	1+1	$ 1,509	
16	1+1	$ 1,175	
		$ 23,834	

Type	Count	Average	Actual	Market
1+1	6	$ 1,318	$ 7,909	$ 9,600
2+1	10	$ 1,593	$ 15,925	$ 19,000
Single Parking	11	$ 46	$ 325	$ 825
Tandem Parking	5	$ 63	$ 250	$ 625
			$ 24,409	**$ 30,050**

Market	
1+1	$ 1,600
2+1	$ 1,900
Single Parking	$ 75
Tandem Parking	$ 125