

PROPERTY SUMMARY


Number of Units 3
Address: 10456 Downey Norwalk Rd
City & State Norwalk, Ca 90650

Year Built: 1958
Rentable Sq. Ft.: 2,705
Lot Size 15,409

Parking: 3 garage, 8 spaces
APN: 8021-020-012
Cross Street: W/ 605 Fwy & N/ Imperial Hwy

INVESTMENT SUMMARY

PRICE: \$1,235,000
Down Payment \$494,000
Percent Down 40%

Price/Unit \$411,667
Price/Sq. Ft: \$457

PROPOSED FINANCING

New Loan: \$741,000
Rate: 6.50%
Term Fixed 30.0

FINANCIAL ANALYSIS (ANNUAL)

	Actual	Market	ANNUAL OPERATING EXPENSE	
Gross Schedule Income (GSI)	\$54,300	\$78,000	Taxes	\$ 14,079
Vacancy Allowance 3.0 %	\$1,629	\$2,340	Insurance	\$ 2,200
Gross Operating Income (GOI)	\$52,671	\$75,660	Utilities	\$ 3,700
Operating Expenses 48.0 %	\$26,064	\$26,064	Maintenance	\$ 2,400
Net Operating Income (NOI)	\$26,607	\$49,596	Pest Control	
Loan Payment (P&I)	(\$56,203)	(\$56,203)	Licenses	\$ 200
Gross Spendable Income (SI)	(\$29,596)	(\$6,607)	Gardener/pool	\$ 1,200
Cap Rate (NOI/LP)	2.2%	4.0%	Manager	
Gross Multiplier (LP/GSI)	22.7 X Gross	15.8	Professional Mgmt	
Cash on Cash Return	-6.0%	-1.3%	Replacement	\$ 2,000
			Misc	\$ 300
			Total	\$ 26,079

PRINCIPAL PAYDOWN FOR FIRST YEAR IS : \$ **8,282**
AN EXTRA RETURN ON INVESTMENT OF: **1.68%**

UNIT MIX & RENT SCHEDULE

Units	Bedroom/Baths	Actual Rent	Monthly Income	Market Rent	Monthly Income
1	2 Br / 1 BA	\$1,795	\$1,795	\$2,200	\$2,200
1	2 Br / 1 BA	\$1,595	\$1,595	\$2,100	\$2,100
1	2 Br / 1 BA	\$1,135	\$1,135	\$2,200	\$2,200
Total Scheduled Rent:			\$4,525		\$6,500
Laundry & Other Income:			\$0		\$0
Monthly Scheduled Gross Income:			\$4,525		\$6,500
Annual Scheduled Gross Income:		\$	\$4,300		\$78,000

REMARKS:

All 3 units are separate homes with 2 bedrooms and 1 Bathroom. Separate gas and electric meters. Newer Roof.
 Great parking with some garage space and 8 open spaces. Ideal rental location within residential area. Very close to 605 Fwy and Costco.
 With a lot of over 15,000 Square Feet there is room for expansion of the homes or add on an Additional unit.
Please do not disturb manager or tenants. Drive by only.

To Show Contact	Call Agent	Office	714-447-4900	Owner/Manager	On File
Listing Office	Bell Realty Group	Cell	714-309-3549	E-mail	Richard@Bellrealtyca.com
Sales Person	RICHARD BELL				

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