

**2640 N. Beachwood Drive**

**D.M.C. Real Estate**



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**Multi- Residential Operating Information**

<b>No. Units</b>	<b>4</b>
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<b>Summary</b>			<b>Property Address</b>
List Price:		\$2,620,000	<b>2640 N Beachwood Dr.</b>
Down Payment:	20.00%	\$524,000	<b>Los Angeles, CA 90068</b>
GRM:		15.27	Thomas Guide: 593-G2
Pro-Forma GRM:		14.10	
Price Per Unit:		\$655,000	<b>Proposed Financing</b> ARM
Year Built:		2005	<b>1st New LTV:</b> 80.00% \$2,096,000
Gross Leasable Area (GLA):		6,120	Rate: 6.500% Amortized: 30
Price Per Sq. Ft.:		\$428.10	Monthly Payment: \$12,642.00
Lot Size:		7,884	
Number of parking spaces:		10	

**Operating Data**

	<u>Actual</u>	<u>Pro-Forma</u>	
Schedule rent Income:	\$171,600	\$184,800	
Other Income [Laundry]:	\$0	\$1,056	
Total Schedule Gross Income:	\$171,600	\$185,856	
Less Vacancy: 3.00%	\$5,148	\$5,575.68	
Effective Gross Income:	\$166,452	\$180,280.32	
Less Expenses: 29.71%	\$50,980	\$50,980	
<b>Net Operating Income:</b>	<b>\$115,472</b>	<b>\$129,300.32</b>	
Less Debt Service:	\$151,704	\$151,704	
<b>Pre Tax Cash Flow:</b>	<b>-\$36,232</b>	<b>-\$22,403.68</b>	
<b>Principal Reduction:</b>		\$0	
<b>Total Return On Investment:</b>	<b>-\$36,232</b>	<b>-\$22,403.68</b>	

**Scheduled Income:**

**Annualized Operating Expenses**

Unit No.	Brm/Ba	Lease Term	Current Mo. Rent	Market Mo. Rent	
1	3+3.5	M-M	\$3,800	\$3,950	Real Estate Taxes (new): \$32,750
2	3+3.5	M-M	\$3,250	\$3,850	Insurance: \$3,500
3	2+2.5	M-M	\$3,700	\$3,800	Utilities: \$6,300
4 *	3+2	M-M	\$2,750	\$2,950	Maintenance: \$5,000
5 **	N/C	M-M	\$800	\$850	Licence: \$150
					Gardener \$780
					Misc/Reserve: \$2,500
					<b>Total Expenses: \$50,980</b>

\* Original, Remodeled Single Family Home  
\*\* Non conforming Studio, part of original SFR

Total Scheduled Rent:	<b>\$14,300</b>	<b>\$15,400</b>	<b>Prime Beachwood Canyon, below Hollywood Sign. New construction features Victorian exterior, 10 ft ceilings, fireplaces, hardwood bamboo floors, open kitchens with Stainless steel appliances, granite countertops, more..</b>
Laundry Income	\$0	\$88	
Monthly Scheduled Income:	\$14,300	\$15,488	
<b>Annual Sched. Gross Income</b>	<b>\$171,600</b>	<b>\$185,856</b>	

