

11425 South Figueroa Street, Los Angeles, CA 90061

D.M.C. Real Estate Company

Mike Chalem, TEL: 818-761-4252 ext 103 FAX: 818-505-9152 mchalem@aol.com

Multi- Residential Operating Information

No. Units	15
Parking:	8

Summary

Property Address

List Price:	\$995,000
Down Payment: 35.00%	\$348,250
Current CAP Rate:	6.88%
GRM:	8.94
Price Per Unit:	\$66,333
Year Built:	1953
Approx. Gross Leasable Area (GLA):	4,792
Price Per Sq. Ft.:	\$207.64
Lot Size:	8,059

11425 S Figueroa Street
Los Angeles, CA 90061
 Thomas Guide: 704-B6

Proposed Financing

1st New LTV:	65.00%	\$646,750
Rate: 6.500%	Amortized:	30
Monthly Payment:	\$4,520.00	

Operating Data

		<u>Actual</u>
Annual Schedule rent Income:		\$109,196
Additional Income: Laundry		\$2,067
Total Schedule Gross Income:		\$111,263
Less Vacancy: 3.00%		\$3,338
Effective Gross Income:		\$107,925
Less Expenses: 36.11%		\$39,430
Net Operating Income: 6.88%		\$68,495
Less Debt Service:		\$54,240
Pre Tax Cash Flow: 4.09%		\$14,255
Principal Reduction:		\$3,797
Total Return On Investment: 5.18%		\$18,051



Scheduled Income:

Annualized Operating Expenses

# of Units	Brm/Ba	Approx. Sq. Ft.	Actual Mo. Rent	Market Rent
1	3+2			\$1,200
1	1+1			\$800
13	0+1			\$600
Total Scheduled Rent:			\$9,099.65	\$9,928
Laundry:			\$175	\$175
Monthly Scheduled Income:			\$9,275	\$10,103
Annual Sched. Gross Income:			\$111,296	\$121,231

Real Estate Taxes (new):	\$12,438
Insurance:	\$3,282
Utilities:	\$12,489
Appliances	\$430
Offsite Manager 3%	\$3,338
Rubbish	\$1,020
Maintenance and Repair:	\$3,530
Misc Legal:	\$800
Pest Control:	\$254
Gardener	\$600
Misc/Reserve:	\$1,250
Total Expenses:	\$39,430

Well cared for, Two Story Wood Frame and Stucco build.
\$66,333 per unit, 8.94 GRM, square footage on assessor records is incorrect, measured over 6400sf. Clean Bread and butter investment. DO NOT DISTURB TENANTS!

This information has been secured from sources to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.