


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

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**Multi- Residential Operating Information**

			<b>No. Units</b>	<b>4</b>
<b>Summary</b>			<b>Property Address</b>	Number of Parking: 6
List Price:		\$1,150,000	4642 Fulton Ave.	
Down Payment:	20.00%	\$230,000	Sherman Oaks, CA 91423	
GRM:		19.86		
Pro-Forma GRM:		13.58	Thomas Guide:	562 D4
Price Per Unit:		\$287,500		
Year Built:		1952	<b>Proposed Financing</b> ARM	
Gross Leasable Area (GLA):		4,050	<b>1st New LTV:</b>	80.00% \$920,000
Price Per Sq. Ft.:		\$283.95	Rate:	6.000% Amortized: 30
Lot Size:		7,614	Monthly Payment:	\$5,516.00
Price Per Land Sq. Ft.:		\$151		

**Operating Data**

		<u>Actual</u>	<u>Pro-Forma</u>	
Schedule rent Income:		\$56,616	\$83,400	
Other Income [Laundry]:		\$1,296	\$1,296	
Total Schedule Gross Income:		\$57,912	\$84,696	
Less Vacancy:	2.50%	\$1,448	\$2,117.40	
Effective Gross Income:		\$56,464	\$82,578.60	
Less Expenses:	36.89%	\$20,888	\$20,888	
<b>Net Operating Income:</b>		<b>\$35,576</b>	<b>\$61,690.60</b>	
Less Debt Service:		\$66,192	\$66,192	
<b>Pre Tax Cash Flow:</b>		<b>-\$30,616</b>	<b>-\$4,501.40</b>	
<b>Principal Reduction:</b>		<b>\$5,295</b>	<b>\$5,295</b>	
<b>Total Return On Investment:</b>		<b>-\$25,320</b>	<b>\$793.96</b>	

**Scheduled Income:**

**Annualized Operating Expenses**

Unit No.	Brm/Ba	Lease Term	Current Mo. Rent	Market Mo. Rent		
1	2+1	M-M	\$1,128	\$1,500	Real Estate Taxes (new):	\$14,375
2	2+1	M-M	\$1,339	\$1,500	Insurance:	\$1,776
3	2+1	M-M	\$1,073	\$1,500	Utilities:	\$2,100
4	2+1	M-M	\$1,178	\$1,500	Maintenance:	\$1,400
Storage A*	Apprx. 600sf	Vacant	\$0	\$625	Licence:	\$100
Storage B	Apprx. 250sf	Vacant	\$0	\$325	Gardener	\$720
					Misc/Reserve:	\$417
					<b>Total Expenses:</b>	<b>\$20,888</b>

[Incl.3/4 bath] \*

Total Scheduled Rent:	<b>\$4,718</b>	<b>\$6,950</b>	Fantastic Sherman Oaks Location. Fourplex, all 2Br. +1 Ba. w/ 2 storage units behind garages. Great desirable location Possible Condos/Apartment development opportunity!! 7614 SF. R-3 Lot. Condos In block Selling over \$700,000!
Laundry Income	<b>\$108</b>	\$108	
Monthly Scheduled Income:	<b>\$4,826</b>	\$7,058	
<b>Annual Sched. Gross Income:</b>	<b>\$57,912</b>	<b>\$84,696</b>	

This information has been secured from sources we believe to be reliable, but we make no representation or 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.