

Subject Property

1432 Echo Park Avenue
Los Angeles, CA 90026

No. of Units 12
Year Built 1932
Rentable SF 8,556
Lot Size 8,556

List Price **\$1,050,000**
Down \$315,000 30.00%



Financial Summary			Property Highlights	Proposed Financing		
	Current	Pro Forma	<i>Units are very large & consist of 8 1/1 & 4 0/1 Great investment with strong returns & upside Located in highly desirable Echo Park (north of Sunset) Many upgraded systems (including electric throughout) Near some of LA's most unique businesses Near Echo Park/Lake, Elysian Heights, & Angelino Heights All units are separately metered for electricity</i>	<i>Loan information is time sensitive and subject to change</i>		
CAP Rate	7.65%	11.20%		Proposed New	\$735,000	70.00%
GRM	8.73	6.58		Interest Rate	5.79%	
Return	8.9%	20.77%		Amortization	30	
Price/Unit	\$87,500			Monthly Payment	-\$4,350.22	
Price/SF	\$122.72					

Scheduled Income								
No. of Units	Bed/Bath	Approx. SF	CURRENT RENTS			PRO FORMA RENTS		
			Rent	Monthly Income	Rent/SF	Rent	Monthly Income	Rent/SF
4	Singles	625	\$603-\$772	\$2,708	\$1.08	\$900	\$3,600	\$1.44
8	1/1	800	\$600-\$1175	\$7,119	\$1.11	\$1,200	\$9,600	\$1.50
Total Scheduled Rent:				\$9,827		\$13,200		
Additional Income:				\$200		\$100		
Monthly Scheduled Gross Income:				\$10,027		\$13,300		
Annualized Gross Potential Income:				\$120,324		\$159,600		

Annualized Operating Data					Annualized Expenses			
		<u>Current</u>		<u>Pro Forma</u>		<u>Current</u>		<u>Pro Forma</u>
Gross Potential Income		\$120,324		\$159,600	Real Estate Taxes	1.25%	\$13,125	\$13,125
<i>Less: Vacancy/Deductions</i>	5%	<i>\$5,932</i>	5%	<i>\$7,868</i>	Insurance	\$ 0.40	\$3,422	\$3,422
Effective Gross Income		\$114,392		\$151,732	Utilities (W,T,S)	\$667	\$8,004	\$8,004
<i>Less: Expenses</i>		<i>\$34,091</i>		<i>\$34,091</i>	Repairs/Maint.	\$500	\$6,000	\$6,000
Net Operating Income		\$80,301		\$117,640	Management	0.00%	\$0	\$0
<i>Less: Loan Payments</i>		<i>\$52,203</i>		<i>\$52,203</i>	Reserves/Replace.	\$250	\$3,000	\$3,000
Pre-Tax Cash Flow	8.9%	\$28,098	20.77%	\$65,438	Pest Control		\$540	\$540
<i>Plus: Principal Reduction</i>		<i>\$9,646</i>		<i>\$9,646</i>	Trash	Utility Item	\$0	\$0
Total Return	12.0%	\$37,744	23.84%	\$75,084	Landscaping	N/A	\$0	\$0
					Total Expenses		\$34,091	\$34,091
					Expenses/Unit		\$2,841	\$2,841
					Expenses/SF		\$3.98	\$3.98
					% of EGI		29.8%	22.5%

Note: This information has been secured from sources we believe to be reliable, but we make no representations 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 for any inaccuracies.