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Property Address:
415 North Genesee Ave
Los Angeles, Ca 90036

APN: 5527-028-011

Summary

Price:	\$1,235,000		Proposed Financing
Down Payment	\$1,235,000	100%	First Loan Amount: \$0.00
Number of Units:	4	At Market	Terms: ALL CASH
Cost per Unit:	\$308,750		Interest rate: 0.00
Current GRM:	15.44	9.62	AMAZING LOCATION: GROVE / MELROSE INDIVIDUAL WATER HEATERS 1920's SPANISH CHARM WASHER / DRYER IN UNITS 5 PARKING SPACES REAL UPSIDE IN RENTS HARDWOOD FLOORS
Current CAP:	4.23%	7.96%	
Approx. Age:	1928		
Approx. Lot Size:	6,403		
Approx. SF:	5,541		
Cost per SF:	\$222.88		

Annualized Operating Data

	<u>Current Rents</u>			<u>Market Rents</u>		
Scheduled Gross Income:	\$80,000			\$128,400		
Less Vacancy Rate Reserve:	1,600	2.0%	*	3,852	3.0%	*
Gross Operating Income:	78,400			124,548		
Less Expenses (estimated):	26,188	33%	*	26,188	20%	*
Net Operating Income:	\$52,212			\$98,360		
Less Loan Payments:	0			0		
Pre-Tax Cash Flow:	52,212	4.2%	**	98,360	8.0%	**
Plus Principal Reduction:	0			0		
Total Return Before Taxes:	\$52,212	4.2%	**	\$98,360	8.0%	**

* As a percent of Scheduled Gross Income.
 ** As a percent of Down Payment.

Income

Annualized EST. Expenses

# Units	Bdrms/ Baths	AVG RENT	Current Rents		Market Rents		Taxes		Annualized EST. Expenses
			Rent Range	Monthly Income	Monthly Rent/Unit	Monthly Income			
1	2+2	\$ 1,477.32	\$1,477	\$1,477	\$2,700	\$2,700	\$ 15,438	\$ 2,200	Insurance
3	2+1	\$ 1,683.12	\$1590-1750	\$5,049	\$2,600	\$7,800	\$ 2,800	\$ 600	Maintenance
							\$ 750	\$ 2,200	Landscaping
							\$ 1,200	\$ 1,000	Pest Control:
							\$ 2,200		Utilities
							\$ 1,200		Rubbish
							\$ 1,000		Misc.
Total Scheduled Rent:			\$6,527		\$10,500				
Laundry:			\$0		\$0				
Other Income: 2 Garage			\$140		\$200				
Monthly Scheduled Gross Income:			\$6,667		\$10,700				
Annual Scheduled Gross Income:			\$80,000		\$128,400				
Utilities Paid by Tenant: Electricity & Gas									
							Total :	\$ 26,188	
							Per Net Sq. Ft.:	\$4.73	
							Per Unit:	\$3,710.88	

Buyer assumes all responsibility for the accuracy of the expenses. Buyer should verify all expenses and Buyer understands that they may go up in the immediate future. 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. Buyer takes full responsibility for all city/county /governmental inspections, once in contract. Some expenses not actual!

415 NORTH GENESEE - RENT ROLL

APT	TYPE	ACTUAL RENT	MARKET RENT	TERM
415	2+2	\$ 1,477.32	\$ 2,725.00	10/1/1999
415 1/2	2+1	\$ 1,708.56	\$ 2,600.00	8/2/2004
417	2+1	\$ 1,590.82	\$ 2,600.00	10/1/1999
417 1/2	2+1	\$ 1,750.00	\$ 2,600.00	11/1/2005
**	GARAGE	\$ 65.00	\$ 100.00	2/1/1994
**	GARAGE	\$ 75.00	\$ 100.00	7/1/1994
TOTAL		\$ 6,666.70	\$ 10,725.00	