

APT INVESTING.COM

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3757 Westwood Blvd
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Summary			Proposed Financing	
Price:		\$1,290,000	New First Loan: \$	838,500
Down Payment:	35.0%	\$451,500	Interest Rate:	5.750%
Number of Units:		7	Amortization:	30
Cost per Legal Unit:		\$184,286	Monthly Payment: \$	4,893.26
Current GRM:		10.38	Excellent Palms Rental Location Great Owner/User Opportunity Twelve Off Street Parking Spaces Close to Shopping and Food Services Individually Metered 14.97% Rental Upside	
Market GRM:		9.03		
Current CAP:		6.46%		
Market CAP:		7.85%		
Approx. Age:		1957		
Approx. Lot Size:		7,971		
Approx. Gross SF:		6,075		
Cost per Net GSF:		\$212.35		

Annualized Operating Data				
	Scheduled Rents		Market Rents	
Scheduled Gross Income:	\$124,307.04		\$142,920.00	
Less Vacancy Rate Reserve:	-\$3,707.61	3.0%	-\$4,266.00	3.0%
Gross Operating Income:	\$120,599.43		\$138,654.00	
Less Expenses:	-\$37,325.00	30.0%	-\$37,325.00	26.1%
Net Operating Income:	\$83,274.43		\$101,329.00	
Less Loan Payments:	-\$58,719.10		-\$58,719.10	
Pre-Tax Cash Flow:	\$24,555.33	5.4% **	\$42,609.90	9.4% **
Plus Principal Reduction:	\$11,081.82		\$11,081.82	
Total Return Before Taxes:	\$35,637.14	7.9% **	\$53,691.72	11.9% **
** As a percent of Down Payment.				
* As a percent of the down payment				

Scheduled Income			Scheduled Rents		Market Rents		Estimated Annualized Expenses			
No. of Units	Bdrms/ Baths	Approx. Sq.Ft.	Average Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	Taxes:	Rate		
1	3+2		\$2,395.00	\$2,395.00	\$2,550.00	\$2,550.00		1.25%	\$16,125.00	
3	2+1		\$1,516.67	\$4,550.00	\$1,700.00	\$5,100.00	Insurance		\$	2,200.00
3	1+1		\$1,117.97	\$3,353.92	\$1,400.00	\$4,200.00	DWP		\$	5,500.00
							Gardener		\$	800.00
							Maintenance		\$	4,000.00
							Reserves		\$	8,700
Avg. Rent/Gr. Sq. Ft.			\$1.71		\$1.96					
Total Scheduled Rent:				\$10,298.92		\$11,850.00				
Laundry				\$60.00		\$60.00				
Garage										
Monthly Scheduled Gross Income:				\$10,358.92		\$11,910.00	Total Expenses:			\$37,325.00
Annual Scheduled Gross Income:				\$124,307.04		\$142,920.00	Per Net Sq. Ft.:			\$6.14
Utilities Paid by Tenant: Electric & Gas							Per Unit:			\$5,332.14

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.