

Grand View Mobile Park

4025 Grand View Blvd, Los Angeles, CA 90066



- Developers Dream Site in Prime Culver City Location- 2 1/2 miles from Venice Beach
- 20 Space Mobile Home Park- 39,000 SF (.9 acres)Zoned RMD
- Well maintained property with low expenses
- Walk to Mar Vista Farmers Market, Kaiser Marina and gourmet dining
- High demand rental market- excellent upside on rents

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REMAX Commercial

Each Office Independently Owned and Operated



ACQUISITION COSTS

Purchase Price, Points and Closing Costs	\$2,023,375
Investment - Cash	\$923,375
First Loan	\$1,100,000

INVESTMENT INFORMATION

Purchase Price	\$2,000,000
Price per Unit	\$100,000
Price per Sq. Ft.	NA
Income per Unit	\$8,136
Expenses per Unit	(\$2,900)

INCOME, EXPENSES & CASH FLOW

Gross Scheduled Income	\$162,720
Total Vacancy and Credits	(\$8,106)
Operating Expenses	(\$58,006)
Net Operating Income	\$96,608
Debt Service	(\$74,948)
Cash Flow Before Taxes	\$21,660
Total Interest (Debt Service)	(\$60,130)
Depreciation and Amortization	(\$367)
Taxable Income (Loss)	\$36,111
Tax Savings (Costs)	(\$8,667)
Cash Flow After Taxes	\$12,993

FINANCIAL INDICATORS

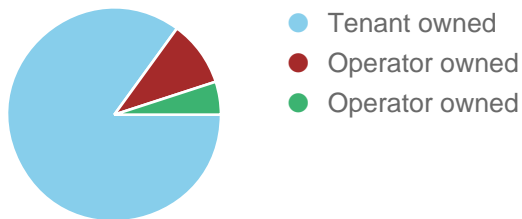
Cash on Cash Return Before Taxes	2.35%
Optimal Internal Rate of Return (yr 10)	4.42%
Debt Coverage Ratio	1.29
Capitalization Rate	4.83%
Gross Rent Multiplier	12.29
Gross Income / Square Feet	\$0.00
Gross Expenses / Square Feet	\$0.00
Operating Expense Ratio	37.52%



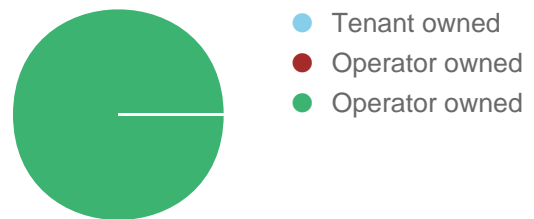
UNIT MIXES

# Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
17	Tenant owned	0	\$630	\$10,710	\$700	\$11,900
2	Operator owned	0	\$950	\$1,900	\$1,300	\$2,600
1	Operator owned	0	\$900	\$900	\$1,200	\$1,200
20		0		\$13,510		\$15,700

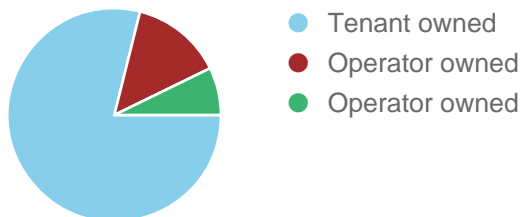
UNIT MIX



UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME

