

TRIMAS *Investment Real Estate, Inc.*

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MULTI-RESIDENTIAL OWNERSHIP ANALYSIS

PROPERTY: **5075 W. WASHINGTON BLVD., LOS ANGELES, CA 90019**
PRICE: **\$ 895,000** DOWN PAYMENT: **\$ 223,750** **25%**
NO. UNITS: **17** PARKING: **7** BLDG. SQ. FT: **5,491**
YEAR BUILT: **1948** TYPE: **WOOD FRAME/STUCCO** LAND SIZE: **6,838**
LOCATION: **3 BLOCKS WEST OF LA BREA AT SYCAMORE** MAP: **633-C5**

DESCRIPTION: *****PRESENT CERTIFICATE OF OCCUPANCY: RESIDENTIAL CARE HOME D-3*****
2 STORY BUILDING WITH PITCHED ROOF AND GATED PARKING. NEW EXTERIOR PAINT.
COMPLETELY REMODELED UNITS. AIR CONDITIONERS, NEW CARPETS, MINI BLINDS.
NEW KITCHEN UNITS AND CABINETS. UPDATED PLUMBING AND NEW ELECTRICAL SYSTEM.

UTILITIES: **MASTER METERED GAS AND ELECTRIC**

<u>INCOME SCHEDULE</u>			<u>ESTIMATED ANNUAL EXPENSES</u>	
NO. of UNITS	BDRMS/BATHS	CURRENT RENT	TAXES	\$10,740.00
8	SINGLE + 1	645-695	INSURANCE	2,500.00
4	JR. 1 + 1	650-695	UTILITIES	9,682.00
3	1 + 1	750-795	TRASH COLLECTION	1,782.00
2	1+ 2	795	GARDENER	600.00
TOTAL SCHEDULED RENT			RESIDENT MANAGER	9,540.00
LAUNDRY INCOME			MAINTENANCE/RESERVES	12,750.00
OTHER INCOME			FEES/MISC.	500.00
MONTHLY GROSS INCOME			TOTAL EXPENSES	\$48,094.00
ANNUAL GROSS INCOME				

PROPOSED FINANCING

BUYER TO OBTAIN ANEW FIRST LOAN: APPROXIMATELY \$671,250 AT 6.5% FIXED INTEREST FOR 5 YEARS, THEN ADJUSTABLE INTEREST FOR 5 YEARS. AMORTIZED OVER 30 YEARS, DUE IN 10 YEARS.

MONTHLY PAYMENT: **\$4,848.77**

ANNUAL CASH FLOW ANALYSIS

SCHEDULED GROSS INCOME			\$143,760	(1)
LESS VACANCY	5.0%	(3)	7,188	
GROSS OPERATING INCOME			136,572	
LESS EXPENSES	35.2%	(3)	48,094	(2)
NET OPERATING INCOME			88,478	
LESS LOAN PAYMENTS			58,185	
CASH FLOW (4)			30,293	13.5%
PLUS PRINCIPAL REDUCTION			7,502	
TOTAL RETURN			\$37,795	16.9%

VALUE INDICATORS

GRM	6.23
CAP RATE	9.89%
COST/UNIT	\$52,647
EXPENSES/UNIT	\$4,809

(1) Current Monthly Rent Roll Annualized. (2) Proposed Expenses Including New Taxes and insurance.
(3) Percent of Gross Operating Income (4) Cash on Cash, Cash Flow/Cash Invested.

This information has been secured from sources we believe reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any innaccuracy.

5075 W. WASHINGTON BLVD.

RENT ROLL

UNIT NO.	UNIT SIZE BDR. / BA.	MONTHLY RENT
1	SINGLE/1	695
2	SINGLE/1	645
3	1/2	795
4	JR. 1/1	695
5	JR. 1/1	650
6	JR. 1/1	695
7	JR. 1/1	695
8	SINGLE/1	645
9	SINGLE/1	695
10	1/1	750
11	SINGLE/1	695
12	1/2	795
13	SINGLE/1	645
14	1/1	795
15	1/1	795
16	SINGLE/1	645
17	SINGLE/1	<u>650</u>
MONTHLY INCOME		11,980