Residential Income

Type of Listing Agreement ER

Have		City	Culver City	TG # 672-E4	# Units 6	List Price (LP)	$1,075,000
Address	11833 Washington Blvd	County	Los Angeles	State CA	Zip 90066	Loans	
Cross Streets	Btwn Inglewood Blvd / Mclaughlin Ave			Price per unit	179,167	Gross Equity	$1,075,000
Features				Terms		Poss.	

Financial Analysis(Annual)

		Current	Projected
Gross Schedule Income (GSI)		$79,020	
Vacancy Allowance	3.00%	$2,371	
Gross Operating Income(GOI)		$76,649	
Operating Expenses	27.70%	$21,886	
Net Operating Income(NOI)		$54,764	
Loan Payments(P&I)		$38,671	
Gross Spendable Income(SI)		$16,093	
Cap Rate(NOI/LP)		5.09%	
Gross Multiplier(LP/GSI)		13.60	

A/P #	4233-013-005	Tax Area	
Tax Rate Year		Tax Rate	
Land	$311,750	29.00%	
Improvements	$763,250	71.00%	
Personal Property			
Total	$1,075,000	100.00%	
Legal : Lot #	Block#	Tract#	

No of Units	Unit Description	Rent/ Unit	Total/ Rent
1	1Bd/1Bth	1100	1100
1	1Bd/1Bth	1080	1080
1	1Bd/1Bth	1100	1100
1	1Bd/1Bth	1180	1180
1	1Bd/1Bth	1045	1045
1	1Bd/1Bth	1080	1080
Total Mo Rent			$6,585
Laundry			
Total Annual Income			$79,020

Annual Operating Expenses	
Taxes-Property	$13,438
Taxes-Payroll	
Insurance-F & L	$1,500
Insurance-Workers	
Utilities-Gas	$228
Utilities-Electric	$480
Utilities-Water	$2,040
Services- Trash	$1,050
Services- Gardener	$780
Supplies & Misc.	
Advertising	
Repairs & Maintena	$2,370
Pest Control	
Licenses	
Manager-On Site	
Manager-Professior	
Utilities and Trash	
Other	
Other	
Other	
Other	
Other	
Total	$21,886

Loan Information as of

1st TD @ Mo P&

Due Lender

Assumable? Type Fee

2nd TD $ @ MO P

Due Lender

Assumable? Type Fee

Land: Lease $ Yr Lease Expires

Zones: Spec Study? Flood? Coastal? Slide?

Pot. New 1St $537,500 Interest Rate 6.00% Mo P & I $3,223

Pot. New 2nd Interest Rate Mo P & I 0

Financing Remarks

Cash to new loan

Remarks

Clean well maintained 6 unit courtyard style Apt Bldg with 5 garages and 1 open space. Each unit has hardwood floors, with some carpeting, and most appliances belong to owner. Each unit has individual water heaters. Laundry facilities in the rear of the building. The Property is NOT Rent Controlled. Very low vacancy factor and easy to rent. Drive By Only. No sign on property.

Property Is Owner Managed. Info are actuals per owner.

Total Parking: 6 # Garages 5 # Car Ports 1 # Spaces 6 # Patios # Balconies

Rent Control N Tenant Pays: Gas Y Electric Y Water Trash Cable TV Y Rec Room

Zoning Ccc3yy Lot Size Lot Sq. Ft. 6826 # Buildings 1 Year Built 1952 Net Bldg S.F. 3,584

Construction Stories 2 Sewer Heat Y Central A/C # Wall A/C Elevators

Floors 2 #Carpets # Drapes # Ranges # Refg # Disposals #D/W Roof

Circulating Water Heaters Pool Heated Spa Sauna Alley N Paved

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