

**6-Units: 2212 Mathews Avenue, Redondo Beach, CA 90278**

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**List Price: \$2,189,000****Summary**

<b>Purchase Price:</b>	<b>\$2,189,000</b>		<b>Proposed Financing</b>	
<b>Down Payment:</b>	<b>\$1,203,950</b>	55.00%		<b>Loan-To-Value</b>
<b>Number of Units:</b>	6		<b>*First Loan Amount:</b>	\$ 985,050 45.00%
Cost Per Unit:	\$364,833		<b>Amortization/Term:</b>	30 5Yr-Fixed
Current GRM:	35.5		<b>Rate:</b>	5.50%
<b>Market GRM:</b>	<b>14.5</b>		<b>Monthly Payment:</b>	\$5,593
Current CAP:	0.75%		<b>DCR:</b>	(0.25)
<b>Market CAP:</b>	<b>4.52%</b>			
Year Built	1959			
Approx. Lot Size SF:	7,505			
Cost Per Gross SF Land:	\$292			
Approx. Gross SF:	4,125			
Cost Per Gross SF:	\$531			
Parking Spaces:	7			

**Annualized Operating Data**

		Current Rents	
<b>Scheduled Gross Income:</b>	\$	<b>61,620</b>	
Less Vacancy Rate Reserve:	\$	1,849	3.00%
<b>Gross Operating Income:</b>	\$	<b>59,771</b>	
Less Expenses:	\$	43,313	70.29%
<b>Net Operating Income:</b>	\$	<b>16,458</b>	
Less Loan Payments:	\$	67,116	
Pre-Tax Cash Flow (\$ on \$ return):	\$	(50,658)	-4.21%
Plus Principal Reduction	\$	13,599	
<b>Total Return Before Taxes:</b>	\$	<b>(37,059)</b>	-3.08%

**Market Rents**

\$	<b>151,200</b>	
\$	4,536	3.00%
\$	<b>146,664</b>	
\$	47,658	31.52%
\$	<b>99,006</b>	
\$	67,116	
\$	<b>31,890</b>	2.65%
\$	13,599	
\$	<b>45,489</b>	3.78%

Scheduled Income			ACTUAL	Current Rents		PROFORMA	Market Rents		Annualized Expenses (***)		Actual	Proforma
No. of Units	BD/ BA	Approx. Sq. Ft./Unit	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit (*)	Monthly Income	Monthly Rent/Unit	Monthly Income			Current	Market
1	2 Bed / 1 Bath	0	\$875	\$875	\$2,100	\$2,100	\$2,100	\$2,100	Taxes (New Estimated)	1.25%	\$27,363	\$27,363
1	2 Bed / 1 Bath	0	\$875	\$875	\$2,100	\$2,100	\$2,100	\$2,100	Insurance (Per Sq.Ft.)	\$ 0.65	\$2,681	\$2,681
1	2 Bed / 1 Bath	0	\$400	\$400	\$2,100	\$2,100	\$2,100	\$2,100	Management	5%	\$2,989	\$7,333
1	2 Bed / 1 Bath	0	\$850	\$850	\$2,100	\$2,100	\$2,100	\$2,100	Landscaping	\$0/Mo	\$0	\$0
1	2 Bed / 1 Bath	0	\$850	\$850	\$2,100	\$2,100	\$2,100	\$2,100	Utilities (Per Unit/Yr)	\$1,000/Unit	\$6,000	\$6,000
1	2 Bed / 1 Bath	0	\$850	\$850	\$2,100	\$2,100	\$2,100	\$2,100	Repairs & Maintenance:	5.00%	\$3,081	\$3,081
1	2 Bed / 1 Bath	0	\$1,285	\$1,285	\$2,100	\$2,100	\$2,100	\$2,100	Reserves	\$200/Unit	\$1,200	\$1,200
<b>6</b>		<b>0</b>										
<b>Total Scheduled Rent:</b>			\$	5,135	\$	12,600	\$	12,600	<i>Utilities include Water, Gas, Trash</i>			
Laundry:			\$	-	\$	-	\$	-	<b>Total Expenses:</b>		<b>\$43,313</b>	<b>\$47,658</b>
<b>Monthly Scheduled Gross Income:</b>			\$	5,135	\$	12,600	\$	12,600	<b>Per Net Sq. Ft:</b>		<b>\$10.50</b>	<b>\$11.55</b>
<b>Annual Scheduled Gross:</b>			\$	61,620	\$	151,200	\$	151,200	<b>Per Unit:</b>		<b>\$7,219</b>	<b>\$7,943</b>

**NOTES:**

- Rev. Current Rent Revenue based on current income, loan based on in place income and expenses to be verified in due diligence. (Buyer to verify)  
Rev. Proforma rents based on comparable rents in immediate neighborhood and actual rents on new leases by current management.  
Exp. Annualized expenses estimated (over reported actual expenses) YTD 2022.

*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.*