								Der		<b>b</b> = =
							I	Contact: Bry		
Address:	764 E. 42	nd St, I	Los Angeles,	Angeles, CA 90011				bryan@MediaWestRealty.com		
								Office: (818) 845-9700		
\$675,000 L	ist Price							Cell: (818)	468-2228	}
-										
Summary Current		N	larket	Financing						
Price:			\$675,000				Financing:			
Down Payment Number of Units:		\$168,750 3				Existing Loan Amount: Terms:				
Cost per L			\$225,000			Interest rat	·•·		REALT	Y
Current G			<b>11.48</b>		9.38	Interest fat		+		
Current C			6.63%		8.4%		Pride of Ow	nership - (3)	Inits	. <u> </u>
Approx. Age:		78		••••			ia District, close to studios.			
Approx. Lo			5,211					nancing Optio		
Approx. N			2,750							
Cost per N			\$245.45	1						
•										<u> </u>
Annualiz	ed Opera	ting Da	ta					Market		
				Curr	ent Rents			Market Ren	ts	
Schedule	d Gross In	come:			\$58,776			\$72,000		
Less Vacancy Rate Reserve:				(\$1,176)	2%	*	(\$2,160)	3%	*	
Gross Operating Income:		me:			\$57,600			\$69,840		
	Less Expenses:				(\$12,840)	22%	*	(\$12,840)	38%	*
	ating Incon				\$44,760			\$57,000		
	Less Loan Payments:									
Pre-Tax C	ash Flow:						**			**
	* As a perce	ent of Sche	duled Gross Incom	ne						
	** As a perce									
Schedule	ed Income	9						Estimated	Expense	S
			Current F	Rents		Market F	Rents	Est. Taxes	-	\$8,10
No.	Bdrms/	Approx		1	/lonthly	Monthly	Monthly	Tax Rate	0.01	<i><b>v</b>viiii</i>
of Units	Baths	Sq.Ft.	Rent/Unit		ncome	Rent/Unit	Income	Insurance		\$3,0
1	2+1		\$-	\$	1,323.00	\$-	\$ 1,950.00	Electric/Wate	ər	\$3
2	2+1		\$-	\$	1,625.00	\$-	\$ 2,100.00	Landscaping		\$1,4
2	3+2		\$-	\$	1,950.00	\$-	\$ 1,950.00	Gas		
3			\$-	\$	-	\$-	\$-			
							•			
							\$-			
				<b>A</b>						
				\$	-					
				\$	-					
3	Total Sq Ft	2,750		\$	-					
3				\$						
3 Total Sch	eduled Re	nt:		\$	- 4,898.00		\$ 6,000.00			
3 Total Sch Avg. Laun	eduled Re dry Income	nt:					\$ -			
3 Total Sch Avg. Laun Misc. Inco	eduled Re dry Income me:	nt: :		\$ \$	4,898.00		\$ - \$ -			
3 Total Sch Avg. Laun Misc. Inco Monthly S	eduled Re dry Income me: Scheduled	nt: : Gross II		\$ \$ \$	4,898.00 - 4,898.00		\$ - \$ - <b>\$ 6,000.00</b>	*Total Expo		\$12,84
3 Total Sch Avg. Laun Misc. Inco Monthly S	eduled Re dry Income me:	nt: : Gross II		\$ \$ \$	4,898.00		\$ - \$ -	Per Net Sq.	Ft.:	\$4.6
3 Total Sch Avg. Laun Misc. Inco Monthly S	eduled Re dry Income me: Scheduled	nt: : Gross II		\$ \$ \$	4,898.00 - 4,898.00		\$ - \$ - <b>\$ 6,000.00</b>		Ft.:	\$4.6
3 Total Sch Avg. Laun Misc. Inco Monthly S	eduled Re dry Income me: Scheduled cheduled C	nt: : Gross In Gross In		\$ \$ \$ \$	4,898.00 - 4,898.00 58,776.00		\$ - \$ 6,000.00 \$72,000	Per Net Sq. Expenses F	Ft.:	