

4133 LA CRESCENTA AVE., LA CRESCENTA CA. 91214

PRICE		PROPERTY RENT ROLL			ESTIMATED ANNUAL INCOME & EXPENSES	
NUMBER OF UNITS	14	UNIT	BD/BA	MONTHLY RENT	GROSS ANNUAL INCOME	\$ 332,803.00
PRICE PER UNIT	\$300,000	1	2+1	\$ 1,801.59	LESS VACANCY @3%	\$ 9,984.00
CURRENT GRM	12.44	2	2+1	\$ 2,195.00	EFFECTIVE GROSS INCOME	\$ 322,819.00
CURRENT CAP RATE	5.13%	3	2+1	\$ 1,965.37	LAUNDRY INCOME	\$ 4,800.00
YEAR BUILT	1959	4	2+1	\$ 1,801.59		
LOT SIZE SF	18174	5	2+1	\$ 2,019.97	TOTAL GROSS INCOME	\$ 327,619.00
BUILDING GROSS SF	12030	6	2+1	\$ 2,200.00		
NUMBER OF PARKING	14	7	2+1	\$ 1,874.60	EXPENSES:	
APN	5610-020-049	8	2+1	\$ 1,828.89	PROPERTY TAX NEW	\$ 46,200.00
POTENTIAL NEW LOAN	\$2,500,000	9	2+1	\$ 1,823.43	INSURANCE	\$ 14,000.00
NEW LOAN POSSIBLE RATE	6% INT. ONLY	10	2+1	\$ 1,801.59	WATER/POWER	\$ 17,000.00
ANNUAL GROSS INCOME	\$337,600	11	2+1	\$ 2,019.97	GAS	\$ 700.00
		12	2+1	\$ 1,801.59	TRASH	\$ 8,200.00
		13	2+1	\$ 2,300.00	MANAGEMENT	\$ 13,300.00
		14	2+1	\$ 2,300.00	GARDNER	\$ 1,200.00
		TOTAL		\$ 27,733.59	POOL	\$ 1,200.00
					TERMITE	\$ 500.00
					REPAIR/MAINTENANCE	\$ 10,000.00
					TOTAL EXPENSES	\$ 112,300.00
					NET OPERATING INCOME	\$ 215,319.00

FOR FURTHER INFORMATION CONTACT:

ARA YESSAYAN

PARK PLACE PROPERTIES INC.

(818) 606-6161

License Number 01854197