

## Investment Information

Units	Address	City	State	Zip	
8	1214 Tennyson St.	Manhattan Beach	CA	90266	
Price	Cost/Unit	Current GRM	Current CAP	Lot Size	Year Built
\$3,875,000	\$484,375	31.41	0.86%	12,917	1950
Down Payment	Percent	Market GRM	Market CAP	Bldg. SF	Price/Foot
\$2,712,500	70%	14.36	4.53%	5,712	\$678.40
Loan Amount	Loan To Value (LTV)				
\$1,162,500	30%				
	3.65%, Variable, 30 yr amortization				

ESTIMATED ANNUALIZED OPERATING DATA:		ACTUAL	MARKET
<b>Potential Rental Income:</b>		\$122,400	\$268,800
Laundry Income		\$960	\$960
Other Income:		\$0	\$0
<b>Effective Rental Income:</b>		\$123,360	\$269,760
Less Vacancy:	3%	(\$3,672)	3% (\$8,064)
<b>Scheduled Gross Income:</b>		\$119,688	\$261,696
Less Operating Expenses:	70%	(\$86,194)	32% (\$86,194)
<b>Net Operating Income:</b>		\$33,495	\$175,503
Less Debt Service:		(\$63,816)	(\$63,816)
<b>Pre-Tax Cash Flow:</b>		-\$30,321	\$111,687
<b>Cash on Cash Return:</b>		-1.12%	4.12%
<b>Principal Reduction:</b>		\$21,746	\$21,746
<b>Total Return:</b>		-0.32%	4.92%

SCHEDULED INCOME:							
# Units	Type	Rent Range	Average Rent	Current Income	Market Rent	Market Income	
8	1+1	\$1,100-\$1,400	\$1,275	\$10,200	\$2,800	\$22,400	
<b>Total Monthly Rental Income:</b>				<b>\$10,200</b>		<b>\$22,400</b>	

ESTIMATED ANNUALIZED OPERATING EXPENSES:			
<b>Projected Taxes:</b>	\$48,438 (Forecast)	<b>Expense Percentage:</b>	<b>72%</b>
<b>Insurance:</b>	\$2,524 (Actual)	<b>Expenses/Unit:</b>	<b>\$10,774</b>
<b>Repairs/Maint:</b>	\$10,000 (Forecast)	<b>Expenses/Sq. Ft.:</b>	<b>\$15.09</b>
<b>Gardening:</b>	\$1,200 (Forecast)		
<b>Utilities:</b>	\$9,232 (Actual)		
<b>Off Site Mangement:</b>	\$13,200 (Actual)		
<b>Reserves/Misc.: (\$200 per unit)</b>	\$1,600 (Forecast)		
<b>TOTAL:</b>	<b>\$86,194</b>		

**Please Note:**  
1. Taxes are calculated at a rate of 1.25%

**PROPERTY HIGHLIGHTS**  
**Manhattan Beach!!!**  
**All Single Story Units,**  
**Development Potential,**  
**Upside Potential, 8 One-Car Garages,**  
**Residential Neighborhood**

**FOR MORE INFORMATION CONTACT:**  
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**Coldwell Banker Commercial**



Rent Roll

1214 Tennyson St.  
Manhattan Beach, CA 90266

Tenants	Unit #	Type	Rent	Deposit	Move In	Last Rent Increase	Parking Space	Rent Due
	1	1+1	\$1,100					
	2	1+1	\$1,400					
	3	1+1	\$1,300					
	4	1+1	\$1,400					
	5	1+1	\$1,400					
	6	1+1	\$1,300					
	7	1+1	\$1,200					
	8	1+1	\$1,100					
		Laundry	\$80					
Total			\$10,280					