

**1204 N. Clark Street. West Hollywooc**

Summary

<b>Price:</b>	\$ 2,695,000	<b>Proposed Financing</b>	
<b>Down Payment:</b>	100% 2,695,000	New First Loan:	\$ -
<b>Number of Units:</b>	4	interest Rate:	
Cost per Legal Unit:	\$673,750	Amortization:	30
Current GRM:	19.06	Monthly Payment:	\$0.00
Market GRM:	16.04		
Current CAP:	3.49%		
Market CAP:	4.45%		
Approx. Age:	1928		
Approx. Lot Size:	6,718		
Approx. Gross SF:	3,400		
Cost per Net GSF:	\$792.65		

Annualized Operating Data

	Current Rents		Market Rents	
<b>Scheduled Gross Income:</b>	<b>141,384</b>		<b>168,000</b>	
Less Vacancy Rate Reserve:	(4,242)	3.0%	(5,040)	3.0%
Gross Operating Income:	137,142		162,960	
Less Expenses:	(43,090)	30.5%	(43,090)	25.6%
<b>Net Operating Income:</b>	<b>94,052</b>		<b>119,870</b>	
Less Loan Payments:	-		-	
<b>Pre-Tax Cash Flow:</b>	<b>94,052</b>	<b>3.5% *</b>	<b>119,870</b>	<b>4.4% *</b>
Plus Principal Reduction:	-		-	
<b>Total Return Before Taxes:</b>	<b>94,052</b>	<b>3.5% *</b>	<b>119,870</b>	<b>4.4% *</b>

Scheduled Income

Estimated Annualized Expenses

No. of Units	Bdrms/ Baths	Approx. Sq.Ft.	Current Rents		Market Rents			
			Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income		
1	2+2+Den		\$4,500	\$ 4,500	\$5,100	\$5,100	Taxes	\$32,340
1	2+1.5		\$3,348	\$ 3,348	\$3,700	\$3,700	Insurance	\$2,550
1	1+1+Den		\$2,041	\$ 2,041	\$2,800	\$2,800	Water/Sewer/Rubbish	\$1,800
1	1+1		\$1,893	\$ 1,893	\$2,400	\$2,400	Landscaping	\$1,800
				\$ -		\$0	Repairs & Maintenance	\$3,400
							Miscelaneous	\$1,200
	Avg. Rent/Gr. Sq. Ft.		\$3.47					
<b>Total Scheduled Rent:</b>				<b>\$ 11,782</b>		<b>\$14,000</b>		
Parking & Reimbursements								
Misc (Storage) :								
<b>Monthly Scheduled Gross Income:</b>				<b>\$11,782</b>		<b>\$14,000</b>	<b>Total Expenses:</b>	<b>\$ 43,090</b>
<b>Annual Scheduled Gross Income:</b>				<b>\$141,384</b>		<b>\$168,000</b>	Per Net Sq. Ft.:	\$12.67
							Per Unit:	\$10,772.50

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.