INVESTMENT ANALYSIS

Address: **309 W Buckthorn St.** **City:** **Inglewood**

# of Units:	4	Age:	68	# of stories:	2
Bldg SF:	3,570	Zoned:	INGR2	Avg. SF per unit:	893
Lot Size:	6,502	# of water heaters:	4	Alley:	No

List Price:	$ 999,000			% of Down:	25%		
Down Payment:	$ 249,750			LTV:	75%		
Loan:	$ 749,250	Interest:	6.75%	Mort. Payment:	$ 4,859	$ 58,308	Yearly
Estimated Escrow Cost:	$ 14,985						
Estimated Cost to Buy:	$ 264,735						

Unit #	Bedrooms	Baths	Mo. Rental
1	3	2	$ 1,800
2	1	1	$ 1,100
3	1	1	$ 900
4	2	1	$ 1,325
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
	Monthly Laundry Income:		
	Other Monthly Income:		
	Total Mothly Income:		$ 5,125

Monthly:	**$**	**(1,859)**

Equity Build up:				
1st Year:	$	7,985	$ (22,309)	Cash on Cash
5th Year:	$	45,887	7,985	Equity Buildup
10th Year:	$	110,133	-	Tax Writeoffs
			-5.41%	Return 1st Year

CASH FLOW AND % OF GROSS RENTAL INCOME			
Gross Rental Income:	$	61,500	100%
Vacancy Factor :	$	1,845	3%
Gross Effective Income:	$	59,655	97%
Operating Expenses:	$	23,656	38%
Net Operating Income:	$	36,000	59%

FIXED ANNUAL EXPENSES		
Property Taxes:	$	12,488
Insurance:	$	2,000
Utilities:	$	7,968
Trash:		
Gardener:	$	1,200
Manager:		
Other Fees:		
Yearly Total:	$	23,656

Yearly Cash Flow:	$	(22,309)	-8.43%
Capitalization Rate:		3.60%	
Gross Rent Multiplier:		16.24	
Cost Per Unit:	$	249,750	
Debt Coverage Ratio:		0.62	
Depreciation:	$	18,164	
Interest deduction:	$	50,574	
Property Tax Deduction:	$	12,488	

The above statements are based upon information furnished by the owner or sources we deem reliable, but for which we assume no responsibility. All subject to change without notice. An opinion of this company based upon current practices but for which we assume no responsibility. Consult your accountant for further information.

John Capiro | COMPASS

4236 Sepulveda Blvd. Culver City, CA 90230
Direct Line: (310) 391-4544 Fax: (310) 391-0868 Email: john@johncapiro.com