Marcus & Millichap
Real Estate Investment Services

Clyde Isaacson
First Vice President Investments
Tel 818.212.2768
Fax 818.212.2634
cisaacson@marcusmillichap.com

348 S Elm Dr.
Beverly Hills, CA 90212

Summary

Price:		**$5,000,000**	
Down Payment:	100%	**$5,000,000**	
Number of Units:		**6**	
Cost Per Unit:		$833,333	**Market**
Current GRM:		25.37	**19.29**
Current CAP:		2.29%	**3.50%**
Approximate Age:		1954	
Approximate Lot Size:		6,070 sq. ft.	
Approximate Gross RSF:		6,835 sq. ft.	
Cost per Gross RSF:		$731.53	

Property Photo

Proposed Financing

1st New loan of $0
4.25% interest fixed for 5 years

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	**$197,100**		**$259,200**	
Vacancy/ Bad Debt:	$5,913	3%	$7,776	3%
Gross Operating Income:	$191,187		$251,424	
Less Expenses:	$76,469	39%	$76,469	30%
Net Operating Income:	**$114,718**		**$174,955**	
Less Loan Payments:	$0		$0	
Debt Coverage Ratio:				
Pre-Tax Cash Flow:	$114,718	2.29%	$174,955	3.50%
Plus Principal Reduction:	$0		$0	
Total Return Before Taxes:	**$114,718**	2.29%	**$174,955**	3.50%

Scheduled Income

		Current Rents		Market Rents	
No. of Units	**BDRMS/ BATHS**	**Monthly Rent/Unit**	**Monthly Income**	**Monthly Rent/Unit**	**Monthly Income**
3	1+1	$1485-$1623	$4,675	$3,000	$9,000
2	2+1	$3300-$3350	$6,650	$3,750	$7,500
1	3+2	$5,000	$5,000	$5,000	$5,000

	Current	Market
Total Scheduled Rent:	$16,325	$21,500
Laundry:	$100	$100
Other Income:	$0	$0
Monthly Scheduled Gross Income:	**$16,425**	**$21,600**
Annual Scheduled Gross Income:	**$197,100**	**$259,200**

Utilities Paid by Tenant: Gas & Electricity

Estimated Annual Expenses

Taxes New Rate:	1.200%	$60,000
Insurance		$2,392
Utilities		$7,435
Landscape		$1,200
Maintenance & Repairs		$3,942
Reserves		$1,500
Est. Total Expenses:		**$76,469**
Per Net Sq.ft.		**$11.19**
Per Unit:		**$12,744.88**

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Rent Roll

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Unit No.	Unit Type	Current Rent	Market Rent
1	2+1	$3,350	$3,750
2	1+1	$1,568	$3,000
3	1+1	$1,623	$3,000
4	2+1	$3,300	$3,750
5	1+1	$1,485	$3,000
6	3+2	$5,000	$5,000
	Total:	$16,325	$21,500