LIST SCENARIO

MULTI-RESIDENTIAL INVESTMENT INFORMATION

20	11202/11208 Klingerman St	El Monte	91733
# Units	Address	City	Zip

$2,700,000	$135,000	5.66%	11.81	$229.83	1958
Price	Cost/Unit	Current CAP	Current GRM	Cost/Gross Sq. Ft.	Yr Blt
$1,215,000	45%	11.76%	8.33	11,748	20
Down	Percent	Market CAP	Market GRM	Gross Sq. Ft. Approximate	Parking

$1,485,000	0	12,476	0
Loan Amount	New Financing Terms	Lot Size	Thomas Guide

ANNUALIZED OPERATING DATA:

		CURRENT	MARKET
Scheduled Gross Income:		$ 228,624	$ 324,000
Less Vacancy:	2%	$ (4,572)	$ (6,480)
Gross Operating Income:		$ 224,052	$ 317,520
Less Expenses:	31.2%	$ (71,330)	
Net Operating Income:		$ 152,722	$ 317,520
Less Loan Payments:		$ (82,527)	
Pre-Tax Cash Flow:	5.78%	$ 70,194	$ 317,520

SCHEDULED INCOME:

		CURRENT			MARKET		
# Units	Type	Estimated Sq. Ft.	Average Rent	Monthly Income	Market Rent	Monthly Income	Current Rent Per
16	1 Bed + 1Bath	0	$ 882	$ 14,112	$ 1,200	$ 19,200	
4	2 Bed + 2 Bath	0	$ 1,185	$ 4,740	$ 1,900	$ 7,600	
			LAUNDRY:	$ 200		$ 200	
Total Monthly Income:				$ 19,052		$ 27,000	

ANNUALIZED EXPENSES:

Estimated

Taxes:	$ 32,400
Resident Management:	$ 4,800
Gardener / Landscaping:	$ 780
Insurance:	$ 4,200
Utilities:	$ 12,150
Pest Control:	$ 1,200
Pool:	N/A
Elevator:	N/A
Management:	$ 6,800
Maintenance/Repairs:	$ 5,000
Miscellaneous & Reserves:	$ 4,000
TOTAL EXPENSES:	$ 71,330

*** Approx. $30,000 in plumbing retrofit done approx. 6 months ago**
*** Central Water Heaters approx. 2 years old**
*** Approx. 70% of the units are remodeled and/or upgraded.**
***Individually metered for gas and electricity**
No Rent Conrol!
Spacious Units!
Tremendous Upside and Value Add Opportuniy!

Every effort has been made to provide accurate figures; however, some income and expense information may be estimated. Broker and Agent make no warranty or represention about the information provided.

$ 6.07 /SF $3,567 /UNIT

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RENT ROLL

UNIT NUMBER	UNIT TYPE	SCHEDULED RENT	COMMENTS
1	1+1	$875	11202
2	1+1	$875	11202
3	1+1	$875	11202
4	1+1	$875	11202
5	2+2	$1,200	11202
6	1+1	$875	11202
7	1+1	$900	11202
8	1+1	$900	11202
9	1+1	$900	11202
10	2+2	$1,200	11202
1	1+1	$900	11208
2	1+1	$875	11208
3	1+1	$875	11208
4	1+1	$875	11208
5	2+2	$1,200	11208
6	1+1	$850	11208
7	1+1	$875	11208
8	1+1	$900	11208
9	1+1	$850	11208
10	2+2	$1,150	11208

TOTAL MONTHLY RENTAL INCOME:	$18,825	Average Rents
Additional Income		
Plus Laundry:	*$200*	
TOTAL MONTHLY INCOME:	$19,025	
;CHEDULED ANNUAL GROSS INCOME:	$228,300	

The information listed above has been obtained from sources deemed reliable, however, we cannot accept responsibility for its correctness.