

Keller Williams

Multi-Residential Investment - Operating Information

Property Address: **10632 western ave . Downey 90240**

Summary			Photos			
Price:		\$2,475,000				
Down Payment:	35%	\$866,250				
Number of units:		8				
Cost per Unit:		\$309,375.00				
Current GRM:		14.65				
Market GRM:		13.22				
Current CAP:		4.54%				
Market CAP:		5.21%				
Year Built / Age:		1963	Proposed Financing			
Approx.Lot Size:		8,709	Loan Amount:	\$1,608,750	Type	New
Approx. Gross RSF:		7,600	Terms:	4.12%	Term/Yrs	30
Cost per Net RSF:		\$325.66	Payment	\$7,792.13	DCR	1.20
Annualized Operating Data						
		Current Rents		Market Rents		
Scheduled Gross Income:		\$168,900		\$187,200		
Vacancy Rate Reserve:		5,067	3.00% ¹	5,616	3.00% ¹	
Gross Operating Income:		163,833		181,584		
Expenses:		51,567	30.53% ¹	52,602	28.10% ¹	
Net Operating Income:		112,267		128,983		
Loan Payments:		93,506		93,506		
Pre Tax Cash Flows:		18,761	2.17% ²	35,477	4.10% ²	
Principal Reduction:		28,114		28,114		
Total Return Before Taxes:		46,875	<u>5.41%²</u>	63,591	7.34% ²	
¹ As a percent of Scheduled Gross Income ² As a percent of Down Payment						
Scheduled Income					Annualized Expenses:	
No. of Units	Bdrms/ Baths	Approx. Sq. Ftg.	Current Rents Monthly Rent	Market Rents Monthly Income	Estimated Monthly Taxes	Current Monthly Taxes
1	2+1	950	\$1,800	\$1,800	\$1,950	\$1,950
2	2+1	950	\$1,850	\$1,850	\$1,950	\$1,950
3	2+1	950	\$1,900	\$1,900	\$1,950	\$1,950
4	2+1	950	\$1,650	\$1,650	\$1,950	\$1,950
5	2+1	950	\$1,600	\$1,600	\$1,950	\$1,950
6	2+1	950	\$1,600	\$1,600	\$1,950	\$1,950
7	2+1	950	\$1,875	\$1,875	\$1,950	\$1,950
8	2+1	950	\$1,600	\$1,600	\$1,950	\$1,950
Total Scheduled Rent:			\$13,875	\$15,600		
Parking 12				\$300		
Laundry			\$200	\$75		
Monthly Scheduled Gross Income:			\$14,075	\$15,975	Total Expenses:	\$51,567
Annualized Scheduled Gross Income:			\$168,900	\$191,700	Per Net Sq. Ft:	\$6.79
Utilities Paid by Tenant: yes Gas & Electric central hot water					Per Unit:	\$6,446

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OVER \$140,000 CAPITAL IMPROVEMENTS IN THE LAST 12 MONTHS
INCLUDING 4 OUT OF THE 8 UNITS HAVE BEEN COMPLETELY REHAB
NEW COPPER PLUMBING, NEW EXTERIOR PAINT & LANDSCAPING.