




North Hollywood, CA 91606

Summary	Current	Market	Financing
Price:	\$2,200,000	\$2,200,000	Proposed Financing First Loan Amount: \$1,100,000 Terms: 30 Year Principal + Interest Interest rate: 4.25%
Down Payment: 50%	\$1,100,000	\$1,100,000	
Number of Units:	4		
Cost per Unit:	\$550,000		
Current GRM:	16.53	14.91	  
Current CAP:	4.10%	4.74%	
Year Built:	2016		
Approx. Lot Size:	7,514		
Approx. Building Area:	5,862		
Price per Building SF:	\$292.79		

Annualized Operating Data	Current Rents	Market Rents
Scheduled Gross Income:	\$ 133,080	\$ 147,540
Less Vacancy Rate Reserve:	\$ (3,992) 3.0% *	\$ (4,426) 3.0% *
Gross Operating Income:	\$ 129,088	\$ 143,114
Less Expenses:	\$ (38,940) 29% *	\$ (38,940) 26% *
Net Operating Income:	\$ 90,148	\$ 104,174
Less Loan Payments:	\$ (64,936)	\$ (64,936)
Pre-Tax Cash Flow:	\$ 25,212 2.3% **	\$ 39,238 3.6% **
Plus Principal Reduction:	\$ 18,186	\$ 18,186
Total Return Before Taxes:	\$ 43,398 3.9% **	\$ 57,424 5.2% **
* As a percent of Scheduled Gross Income ** As a percent of Down Payment		

Scheduled Income		Current Rents		Market Rents		Annualized Expenses	
No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Avg. Monthly Rent/ Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	
1	3+2.5	1541	\$2,995.00	\$ 2,995	\$ 3,200	\$ 3,200	Taxes 1.25% \$ 27,500
1	3+2.5	1,541	\$2,950.00	\$ 2,950	\$ 3,200	\$ 3,200	Insurance \$ 4,500
1	3+2.5	1,541	\$2,950.00	\$ 2,950	\$ 3,200	\$ 3,200	Maintenance & Repairs \$ 1,500
1	2+2.5	1,239	\$2,195.00	\$ 2,195	\$ 2,695	\$ 2,695	On-Site Management \$ -
* Separate Meters for Electric, Gas and Electric * Two Parking Spaces p/ Unit, Tankless Water Heater *All Townhouse Units With Central Air, SS Appliances							
Total Scheduled Rent:				\$ 11,090		\$ 12,295	Off-Site Management \$ -
Laundry:				\$ -		\$ -	Utilities \$ 500
Other Income:				\$ -		\$ -	Pest Control \$ -
Monthly Scheduled Gross Income:				\$ 11,090		\$ 12,295	Phone Lines/Fire Monit \$ 2,500
Annual Scheduled Gross Income:				\$ 133,080		\$ 147,540	Rubbish \$ 1,300
							License & City Fees \$ 300
							Landscape \$ 840
							*Total Expenses: \$ 38,940
							Per Net Sq. Ft.: \$ 5.18
							Expenses Per Unit: \$ 9,735



Call/Text for Availability

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