ADDRESS:	5034 West Slauson Avenue Los Angeles, CA 90056

INVESTMENT SUMMARY

PRICE:	**$1,955,000**	
Down Payment:	$977,500	50.00%
Year Built/Renovated:	1959	2023
Apt. Units:	3	
Gross Bldg. SF:	5,715	SF
Lot SF:	9,459	SF
Garage:	(3) Enclosed 2-Car Garage	
Cost per NRSF:	$342	
Cost per Unit:	$150,000	
Expense / NRSF:	$6.36	
Cost of Renovation $150k Per Door:		$450,000
	ProForma	
GRM:	**9.70**	
CAP:	**6.66%**	
Cash on Cash:	**5.76%**	

RENT ROLL HIGHLIGHTS

SCHEDULED INCOME				Proforma	
Units	**Bed**	**Bath**	**SF**	**Rent PSF**	**Monthly**
1	3	3	1,701	$2.82	$4,800
1	3	3	1,836	$3.00	$5,500
1	4	3	2,179	$2.98	$6,500
Total			**5,715**	**$2.93**	**$16,800**

Annual Gross Income: **$201,600**

ANNUAL INCOME

	ProForma	
Scheduled Gross Income:	$201,600	
Less Vacancy Reserve Rate:	($5,040)	2.50%
Gross Operating Income:	$196,560	
Less Expenses:	($36,357)	18%
Net Operating Income:	$160,203	6.66%
Less Debt Service:	($78,040)	
Pre-Tax Cash Flow:	$82,163	5.76%
Plus Principal Reduction:	$9,615	
Total Return Before Taxes:	$91,778	9.39%

ESTIMATED ANNUAL EXPENSE

ITEM	AMOUNT
Taxes:	$22,591
Insurance:	$3,500
Utilities:	$0
Trash:	$0
Maintenance & Repairs:	$1,500
Pest:	$0
Management:	$7,056
Landscaping:	$960
Reserves:	$750
TOTAL EXPENSES:	$36,357
Expense / NRSF:	$6.36
Expense / Unit:	$12,119

PROPOSED FINANCING INFORMATION

Price:	$1,955,000	Terms:	30	Yr. Amoritized
Down Payment:	$977,500	Interest rate:	7.00%	
Loan amount:	$977,500	Monthly Payment:	$6,503	

To calulate the CAP Rate, the cost of consruction has already been added to the purchase price $160,203 / ($1,955,0000 + $450,000)