

1533-1537 W. 227th St., Torrance

| | | |
|---------------------------|-------------|-----------|
| List Price: | \$1,600,000 | |
| Down Payment: | 40.0% | \$640,000 |
| Number of units: | | 8 |
| Cost per Unit: | | \$200,000 |
| Current GRM: | | 11.73 |
| Market GRM: | | 11.11 |
| Current CAP: | | 5.62% |
| Market CAP: | | 6.08% |
| Year Built / Age: | | 1955 |
| Approx. Lot Size: | | 7,199 |
| Approx. Gross RSF: | | 5,400 |
| Cost per Net RSF: | | \$296.30 |

**Proposed Financing**

| | | | |
|---------------------------|-----------|---------------|------|
| First Loan Amount: | \$960,000 | Amort: | 30 |
| Terms: | 4.700% | Fixed: | 5 |
| Payment | \$4,979 | DCR: | 1.51 |

Annualized Operating Data

| | Current Rents | Market Rents |
|-----------------------------------|----------------------|------------------------------|
| Scheduled Gross Income: | \$ 136,404 | \$ 144,000 |
| Vacancy Rate Reserve: | \$ 4,092 | 3% ¹ |
| Gross Operating Income: | \$ 132,312 | \$ 139,680 |
| Expenses: | \$ 42,330 | 31% ¹ |
| Net Operating Income: | \$ 89,981 | \$ 97,350 |
| Loan Payments: | \$ 59,747 | \$ 59,747 |
| Pre Tax Cash Flows: | \$ 30,234 | 4.72% ² |
| Principal Reduction: | \$ 14,946 | \$ 14,946 |
| Total Return Before Taxes: | \$ 45,181 | 7.06% ² |
| | | \$ 52,549 8.21% ² |

¹ As a percent of Scheduled Gross Income² As a percent of Down Payment**Scheduled Income:**

| # of Units | Bdrms/ Baths | Notes | Current Income | | Market Income | | *Estimated | Annualized Expenses: |
|---|--------------|-------|-----------------------------|-----------------------------|--------------------------|---------------------|------------------------------|-----------------------------|
| | | | Monthly Rent/Average | Total Monthly Income | Monthly Rent/Unit | Total Income | | |
| 1 | 1+1 | | \$ 1,431 | \$ 1,431 | \$ 1,500 | \$ 1,500 | New Taxes (New Estimated): | \$ 20,000 |
| 1 | 1+1 | | \$ 1,381 | \$ 1,381 | \$ 1,500 | \$ 1,500 | Maintenance (5%): | \$ 6,820 |
| 1 | 1+1 | | \$ 1,500 | \$ 1,500 | \$ 1,500 | \$ 1,500 | Insurance (\$.35/SF): | \$ 1,890 |
| 1 | 1+1 | | \$ 1,431 | \$ 1,431 | \$ 1,500 | \$ 1,500 | Utilities (\$700/unit/year): | \$ 5,600 |
| 1 | 1+1 | | \$ 1,431 | \$ 1,431 | \$ 1,500 | \$ 1,500 | Landscaping (\$100/mo): | \$ 1,200 |
| 1 | 1+1 | | \$ 1,381 | \$ 1,381 | \$ 1,500 | \$ 1,500 | Property Management (5%) | \$ 6,820 |
| 1 | 1+1 | | \$ 1,431 | \$ 1,431 | \$ 1,500 | \$ 1,500 | | |
| 1 | 1+1 | | \$ 1,381 | \$ 1,381 | \$ 1,500 | \$ 1,500 | | |
| 1 | 1+1 | | \$ 1,381 | \$ 1,381 | \$ 1,500 | \$ 1,500 | | |
| Total Scheduled Rent: | | | \$11,367 | | | \$12,000 | | |
| Laundry | | | | \$0 | | \$0 | | |
| Garages | | | | \$0 | | \$0 | | |
| Monthly Scheduled Gross Income: | | | \$11,367 | | | \$12,000 | Total Expenses: | \$42,330 |
| Annualized Scheduled Gross Income: | | | \$136,404 | | | \$144,000 | Expenses as %/SGI | 31.03% |
| Utilities Paid by Tenant: | | | Gas & Electric | | | | Per Net Sq. Ft: | 7.84 |
| | | | | | | | Per Unit: | \$5,291 |

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