COMMERCIAL BROKERAGE
Apartment Owners Association

6445 Sepulveda Blvd., Suite 300
VAN NUYS, CA 91411
(818) 988-9200 - (800) 827-4262

APARTMENT BUILDING DATA

PROPERTY DATA

Address	2826 W. Martin Luther King Jr. Blvd.		
City	Los Angeles, 90008	No. Units:	4 (1+1)
Price	$539,000	Down Payment	$134,750
To see property, call:	800-827-4262		

Directions: Thomas Guide: **673-F1**
West of Arlington. East of Crenshaw.

FEATURES

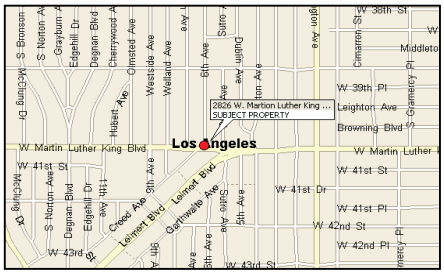
Lot size	4072	Age	74	#Stoves	N/A	# Water Htrs.	4	Rent Control	Yes	Utilities paid by:	
Exterior	Stucco	Drapes:		# Refrig.	N/A	# Disposals		Zoning	LAR2	Resident	Gas/Electric
Parking	4	Carpets		# A/C	N/A	Pets	N/A	Alley	Yes	Owner	Water

FINANCIAL ANALYSIS

NEW LOAN RECOMMENDED

$404,250 @ **3.75%**

Payable: **$1,872** # Yrs.: **30**



Approximate 1st Year Deductions

ANNUAL GROSS INCOME		$ 40,560
Int. 1st T.D.	$ 15,032	
Int. 2nd T.D.		
Dep.on Imp.		
Dep. On Furn.		
Fixed Exp.	$ 11,993	
VMR	$ 3,245	
TOTAL DEDUCTIONS		$ 30,270
NET TAX GAIN/LOSS		$ 10,290

(We recommend you consult your accountant for tax advice.)

Equity Buildup

T.D.	1st yr.	5th yr.	10th yr.
1st	$ 7,433	$ 40,112	$ 88,482
2nd			

EXPENSES

Annual Fixed Expenses

Taxes	$ 6,738
Insurance	$ 1,513
Water	$ 2,350
Electricity	
Gas	
Trash	
Gardner	$ 540
Management	
Pool	
Lic. & Fees	$ 312
Wrkms Comp	
Pest Control	$ 540
Other	
TOTAL	11,993

REMARKS

% Down Payment	25.00%
Cap Rate	4.70%
Gross Multiplier	13.29
C.P.U.	$134,750
Price/Sq.Ft..	$178

RENTALS AND INCOME

Rent Schedule

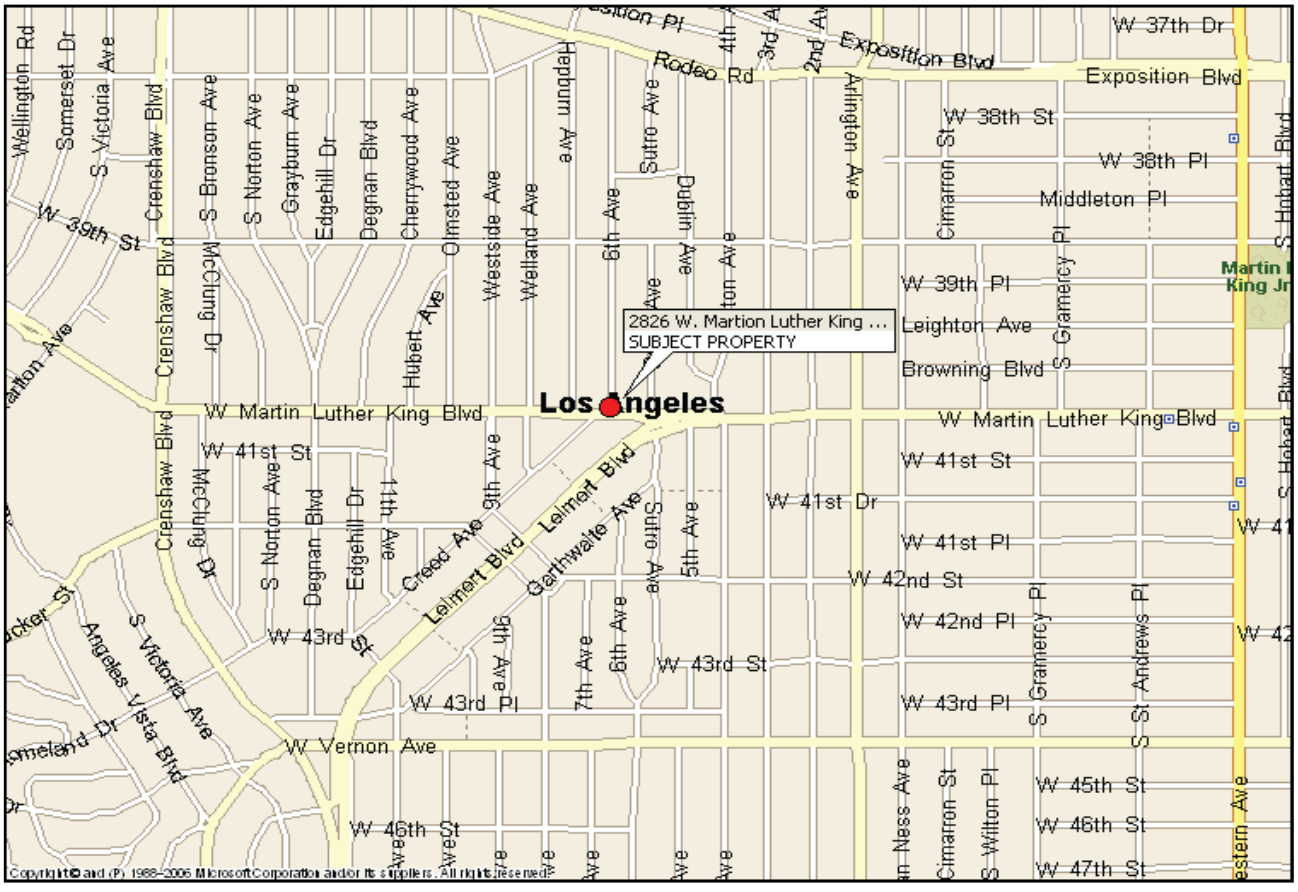
Apt. No.	No. BR	No. Bath	Monthly Rent Unfurn.	Monthly Rent Furnished
1	1	1	$ 890	
2	1	1	$ 890	
3	1	1	$ 915	
4	1	1	$ 685	

Monthly Rent	$ 3,380
Garage Income	
Laundry Income	
Other	
MONTHLY TOTAL	$ 3,380

CASH FLOW

ANNUAL GROSS INCOME			$ 40,560
Annual Loan Payments and Fixed Expenses	Amount	% of Gross	
1st T.D.	$ 22,464	(55%)	
2nd T.D.		( )	
Expenses	$ 11,993	(30%)	
Other		( )	
TOTAL PAYMENTS AND EXPENSES			$ 34,457
SCHEDULED NET INCOME			$ 6,104
Allowance for vacancies, maintenance and replacement (8%)			$ 3,245
PROJECTED NET INCOME			$ 2,859
PERCENTAGE RETURN ON CASH INVESTED			2.12%

All statements are based upon information furnished by the owner or sources deemed reliable, but for which we assume ;no responsibility. All subject to change without notice.


2826 W. Martion Luther King ...
SUBJECT PROPERTY
Los Angeles
W Martin Luther King Blvd
W 41st St
W 41st Dr
W 41st Pl
W 42nd St
W 42nd Pl
W 43rd St
W 43rd Pl
W Vernon Ave
W 46th St
W 45th St
W 47th St
W 39th St
W 39th Pl
W 38th St
W 38th Pl
W 37th Dr
Exposition Blvd
Rodeo Rd
Middleton Pl
Leighton Ave
Browning Blvd
Wellington Rd
Somerset Dr
S Victoria Ave
Crenshaw Blvd
S Bronson Ave
S Norton Ave
Grayburn Ave
Edgehill Dr
Degnan Blvd
Cherrywood Ave
Olmsted Ave
Westside Ave
Welland Ave
Hepburn Ave
Sutro Ave
Dublin Ave
Arlington Ave
Cimarron St
S Gramercy Pl
S St Andrews Pl
S Hobart Blvd
McClung Dr
Hubert Ave
Creed Ave
Lelmert Blvd
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Angeles Vista Blvd
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