



Apartment Owners Association  
(800) 827-4262

**1740 N. Hollywood Way  
Burbank, CA.  
91505**

Summary			Annualized Operating Data			
<b>Price:</b>		<b>\$750,000</b>	<b>Scheduled Gross Income:</b>	<b>Actual</b>		<b>Pro Forma</b>
Down Pmt: 35%		\$262,500	Vacancy Reserve @ 3%	\$43,140		\$43,740
First Loan:		\$487,500	<b>Effective Gross Income:</b>	\$1,294	3%	\$1,312
Interest Rate:		4.20%	Expenses:	\$41,846		\$42,428
<b>GRM:</b>		<b>17.39</b>	<b>Net Operating Income:</b>	16,250		16,250
<b>CAP:</b>		<b>3.41%</b>	Annual Debt expense:	\$25,596		\$26,178
<b>Year Built:</b>		1953	Pre-Tax Cash Flow:	\$28,608		\$28,608
<b># of Units:</b>		3	<b>Cash on Cash Return:</b>	-\$3,012		-\$2,430
<b>Cost/Unit:</b>		\$250,000		-1.15%		-0.93%
<b>Approx. Bldg. SF:</b>		1,612				
<b>Cost/SF:</b>		\$465		<b>GRM:</b>		<b>17.15</b>
<b>Lot SF (approx):</b>		5,529		<b>CAP:</b>		<b>3.49%</b>
<b>Actual</b>			<b>Pro Forma</b>			
<b># Units</b>	<b>Mix</b>		<b>Rent/Unit</b>	<b>Rent/Unit</b>	<b>Annual Expenses (est)</b>	
1	0+1		\$950	\$950		
2	2+1		\$1,250	\$1,250	Taxes (new)	\$9,400
3	2+1		\$1,350	\$1,400	Insurance	\$1,200
					Utilities	\$800
					Gardner	\$600
					Rubbish	
					Maint/Repair	\$3,000
					On-site Mgr	
					Off-site Mgr	
					Administrative	
					Replacement	\$1,200
<b>Total Monthly Rent:</b>		<b>\$3,550</b>		<b>\$3,600</b>	Licence	\$50
Laundry:		\$45		\$45	Other	
Other:						
<b>Total Scheduled Monthly Income:</b>		<b>\$3,595</b>		<b>\$3,645</b>		
<b>Gross Annual Income:</b>		<b>\$43,140</b>		<b>\$43,740</b>		
Rent / S F /Month		\$2.20		\$2.23		
					<b>Total Expenses:</b>	<b>\$16,250</b>
					Per SF	\$10.08
					Per Unit	\$5,417
					<b>% of Income:</b>	<b>39%</b>
					For more information contact: <b>AOA Commercial Brokerage</b>  Telephone: 818-988-9200 Fax: 818-465-0806	
<b>Remarks</b> Triplex in great Burbank location. No rent control. Garages for 3 cars. Each unit has hardwood floors and it's own enclosed patio. Units consists of two (2+1) and one single. Near major studios and shopping.						

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





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