



Apartment Owners Association

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

APARTMENT BUILDING DATA

PROPERTY DATA

Address 4025 Exposition Blvd.
City Los Angeles, 90016 No. Units: 4
Price \$585,000 Down Payment \$175,000
To see property, call: AOA Commercial Brokerage 800-827-4262

Directions: Thomas Guide: **573-E1**

FEATURES

Lot size 6115 Age 75 #Stoves # Water Htrs. 4 Rent Control Yes Utilities paid by:
Exterior Stucco Drapes: # Refrig. # Disposals Zoning LAR3 Resident Gas/Electric
Parking 6 Carpets # A/C Pets Alley No Owner Water

FINANCIAL ANALYSIS

NEW LOAN RECOMMENDED

\$409,500 @ 3.85%

Payable: \$1,920 # Yrs.:

Lender:

Loan Fee:



EXPENSES

Annual Fixed Expenses

Taxes	\$ 7,313
Insurance	\$ 1,750
Water	\$ 2,250
Electricity	_____
Gas	_____
Trash	\$ 1,320
Gardner	\$ 540
Management	_____
Pool	_____
Lic. & Fees	\$ 288
Wrkms Comp	_____
Pest Control	_____
Other	_____
TOTAL	13,461

REMARKS

% Down Payment	<u>30.00%</u>
Cap Rate	<u>4.22%</u>
Gross Multiplier	<u>14.25</u>
C.P.U.	<u>\$146,250</u>
Price/Sq.Ft..	<u>\$170</u>

RENTALS AND INCOME

Rent Schedule

Apt. No.	No. BR	No. Bath	Monthly Rent	
			Unfurn.	Furnished
1	2	1	\$ 1,175	
2	2	1	\$ 875	
3	1	1	\$ 685	
4	1	1	\$ 685	

Monthly Rent	\$ 3,420
Garage Income	_____
Laundry Income	_____
Other	_____
MONTHLY TOTAL	\$ 3,420

Approximate 1st Year Deductions
ANNUAL GROSS INCOME \$ 41,040

Int. 1st T.D.	_____
Int. 2nd T.D.	_____
Dep.on Imp.	_____
Dep. On Furn.	_____
Fixed Exp.	<u>\$ 13,461</u>
VMR	<u>\$ 2,873</u>

TOTAL DEDUCTIONS _____
NET TAX GAIN/LOSS _____

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

Equity Buildup			
T.D.	1st yr.	5th yr.	10th yr.
1st			
2nd			

CASH FLOW

ANNUAL GROSS INCOME		\$ 41,040
Annual Loan Payments and Fixed Expenses		
	Amount	% of Gross
1st T.D.	<u>\$ 23,037</u>	(56%)
2nd T.D.	_____	()
Expenses	<u>\$ 13,461</u>	(33%)
Other	_____	()
TOTAL PAYMENTS AND EXPENSES		<u>\$ 36,498</u>
SCHEDULED NET INCOME		<u>\$ 4,542</u>
Allowance for vacancies, maintenance and replacement (7%)	<u>\$ 2,873</u>	
PROJECTED NET INCOME		<u>\$ 1,669</u>
PERCENTAGE RETURN ON CASH INVESTED		<u>0.95%</u>

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.

