



6445 Sepulveda Blvd.
Suite 300
Van Nuys, CA 91411

**4558 Laurel Canyon
Valley Village, Ca.
91607**

Summary		Annualized Operating Data		Proforma	
Price:	\$585,000	Scheduled Gross Income:	\$34,692	Actual	Pro Forma
Down Pmt: 30%	\$175,500	Vacancy Reserve @ 3%	\$1,041	3%	\$38,892
First Loan:	\$409,500	Effective Gross Income:	\$33,651		\$37,725
Interest Rate:	4.25%	Expenses:	\$15,175		\$15,175
GRM:	17.38	Net Operating Income:	\$18,476		\$22,550
CAP:	3.16%	Annual Debt expense:	\$24,174		\$24,174
Year Built:	1941	Pre-Tax Cash Flow:	-\$5,698		-\$1,624
# of Units:	2	Cash on Cash Return:	-3.25%		-0.93%
Cost/Unit:	\$292,500				
Approx. Bldg. SF:	1,567	GRM:	17.38		15.51
Cost/SF:	\$373	CAP:	3.16%		3.85%
Lot SF (approx):	4,587				
Parking	3				
Scheduled Income					
Actual			Pro Forma		
# Units		Rent/Unit		Rent/Unit	Estimated Annual Expense
4558	1+1	\$1,300		\$1,450	
12060	2+1	\$1,550		\$1,750	Taxes \$7,625
Sarah St.					Insurance \$700
					Utilities \$2,800
					Gardener \$900
					Rubbish
					Maint/Repair \$2,000
					On-site manag
					Off-site manag
					Administrative \$150
					Replacement \$1,000
Total Monthly Rent:		\$2,850		\$3,200	
Laundry:		\$41		\$41	
Other:					
Total Scheduled Monthly Income:		\$2,891		\$3,241	
Gross Annual Income:		\$34,692		\$38,892	
Rent / S F /Month		\$1.82		\$2.04	
BUILDING FEATURES/COMMENTS					
<p>Charming 2 units in Studio City area. Great area. Zoning R3. Front unit has 1 bedrooms +1 bath with beam ceilings and fireplace in the living room.. Rear 2 bedroom unit also has beamed ceilings and fireplace in the living room plus central air. There is a double garage plus a single car garage with plenty of street parking in the rear on Sarah Steet.</p> <p>Located adjacent to freeway on-ramp. Both units are rented. Beware of dogs,</p>					
<p>Per SF \$9.68 Per Unit \$7,588 % of Income: 45%</p> <p>For more information contact: AOA Commercial Brokerage Tele: (818) 988-9200 Fax: (818) 465-0806 www.aoausa.com</p>					
<p>This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.</p>					



