



Apartment Owners Association

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

APARTMENT BUILDING DATA

DRE Lic. #00511817

PROPERTY DATA

Address 6271 Kester Avenue
 City Van Nuys No. Units: 5
 Price \$775,000 Down Payment \$271,250
 To see property, call: (800) 827-4262

Directions: Thomas Guide: **531-J7**
2 S. Victory Blvd.

Attractive Well Maintained Building

FEATURES

Lot size 4785 Age 1959 #Stoves _____ # Water Htrs. _____ Rent Control Yes Utilities paid by:
 Exterior _____ Drapes: _____ # Refrig. _____ # Disposals _____ Zoning LAR3 Resident Elect./Gas
 Parking 5 Carpets _____ # A/C _____ Pets _____ Alley No Owner Water, L Gas

FINANCIAL ANALYSIS

NEW LOAN RECOMMENDED

\$503,750 @ 3.50%

Payable: \$2,262 # Yrs.: 30

Lender: _____

Loan Fee: _____

Five Years Fixed Interest



Existing Financing

1st TD: _____

Payable _____

Lender _____

Approximate 1st Year Deductions

ANNUAL GROSS INCOME	\$ 61,212
Int. 1st T.D.	\$ 17,477
Int. 2nd T.D.	_____
Dep.on Imp.	_____
Dep. On Furn.	_____
Fixed Exp.	\$ 21,450
VMR	\$ 4,285
TOTAL DEDUCTIONS	\$ 43,211
NET TAX GAIN/LOSS	\$ 18,001

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

Equity Buildup

T.D.	1st yr.	5th yr.	10th yr.
1st \$	9,668	\$ 51,901	\$ 113,712
2nd			

EXPENSES

Annual Fixed Expenses

Taxes	\$ 9,688
Insurance	\$ 1,535 (E)
Water	\$ 6,061 (E)
Electricity	Above
Gas	\$ 1,255
Trash	\$ 1,051 (E)
Gardner	\$ 840
Management	_____
Pool	_____
Lic. & Fees	\$ 300
Wrkms Comp	_____
Pest Control	\$ 720
Other	_____
TOTAL	21,450

(E) = Estimate

REMARKS

**2 Year Old Water Heater
 3,940 S.F. Bldg.**

% Down Payment	<u>35.00%</u>
Cap Rate	<u>4.58%</u>
Gross Multiplier	<u>12.66</u>
C.P.U.	<u>\$155,000</u>
Price/Sq.Ft.	<u>\$197</u>

RENTALS AND INCOME

Rent Schedule

Apt. No.	No. BR	No. Bath	Monthly Rent	
			Unfurn.	Furnished
1	1	1	\$ 953	
2	2	1	\$ 1,096	
3	1	1	\$ 891	
4	1	1	\$ 816	
5	2	1	\$ 1,195	

Unit 5 upgrades: HW Floors, kitchen & bath tile.	
Unit 1 HW Floors. New windows wrought iron fence & gate, security doors, exterior paint.	
Monthly Rent	\$ 4,951
Garage Income	_____
Laundry Income	\$ 150
Other	_____
MONTHLY TOTAL	\$ 5,101

CASH FLOW

ANNUAL GROSS INCOME			_____
Annual Loan Payments and Fixed Expenses			
	Amount	% of Gross	
1st T.D.	\$ 27,144	(44%)	
2nd T.D.	_____	()	
Expenses	\$ 21,450	(35%)	
Other	_____	()	
TOTAL PAYMENTS AND EXPENSES			\$ 48,594
SCHEDULED NET INCOME			\$ 12,619
Allowance for vacancies, maintenance and replacement (7%)			\$ 4,285
PROJECTED NET INCOME			\$ 8,334
PERCENTAGE RETURN ON CASH INVESTED			3.07%

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.

