



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

APARTMENT BUILDING DATA

CalBRE #00511817

Apartment Owners Association

PROPERTY DATA

Address 6460 Vineland Avenue
 City North Hollywood No. Units: 14
 Price \$2,385,000 Down Payment \$960,000
 To see property, call: 800-827-4262

Directions: Thomas Guide: **533 A6**
1/2 N. Victory

**ATTRACTIVE NON-RENT CONTROL
 BUILDING - BETTER N. HOLLYWOOD**

FEATURES

Lot size 16,378 Age 34 #Stoves _____ # Water Htrs. Central Rent Control No Utilities paid by:
 Exterior _____ Drapes: _____ # Refrig. _____ # Disposals _____ Zoning RD2 Resident Gas&Elec
 Parking 26 Carpets _____ # A/C _____ Pets _____ Alley No Owner Water

FINANCIAL ANALYSIS

NEW LOAN RECOMMENDED

\$1,425,000 @ 3.50%
 Payable: \$6,399 # Yrs.: 30
 Lender: _____
 Loan Fee: _____



EXPENSES

Annual Fixed Expenses

Taxes \$ 27,428
 Insurance \$ 3,000 (E)
 Water \$ 13,566 (E)
 Electricity Above (E)
 Gas \$ 3,126 (E)
 Trash \$ 2,400 (E)
 Gardener \$ 1,200 (E)
 Management _____
 Pool _____
 Lic. & Fees \$ 725 (E)
 Wrkms Comp _____
 Pest Control \$ 600 (E)
 Other _____
TOTAL 52,045 (E)

(E) = Estimate

REMARKS

% Down Payment 40.25%
 Cap Rate 4.64%
 Gross Multiplier 13.93
 C.P.U. \$170,357
 Price/Sq.Ft. \$241

RENTALS AND INCOME

Rent Schedule

Apt. No.	No. BR	No. Bath	Monthly Rent	
			Unfurn.	Furnished
1	1	1	\$ 950	
2	1	1	\$ 895	
3	1	1	\$ 1,025	
4	1	1	\$ 965	
5	2	1	\$ 1,245	
6	1	1	\$ 965	
7	1	1	\$ 895	
8	1	1	\$ 995	
9	1	1	\$ 995	
10	1	1	\$ 1,045	
11	2	1	\$ 1,000	
12	2	1	\$ 1,150	
13	1	1	\$ 1,045	
14	1	1	\$ 895	

9,878 SF Building, 16,378 SF Lot per Assessor

Immediate Rent Upside

Monthly Rent \$ 14,065
 Garage Income _____
 Laundry Income \$ 200
 Other _____
MONTHLY TOTAL \$ 14,265

Approximate 1st Year Deductions
ANNUAL GROSS INCOME \$ 171,180
 Int. 1st T.D. \$ 49,439
 Int. 2nd T.D. _____
 Dep.on Imp. _____
 Dep. On Furn. _____
 Fixed Exp. \$ 52,045
 VMR \$ 8,559
TOTAL DEDUCTIONS \$ 110,043
NET TAX GAIN/LOSS \$ 61,137

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

Equity Buildup
 T.D. 1st yr. 5th yr. 10th yr.
 1st \$ 27,348 \$ 146,817 \$ 321,668
 2nd _____

CASH FLOW

ANNUAL GROSS INCOME \$ 171,180
 Annual Loan Payments and Fixed Expenses
 Amount % of Gross
 1st T.D. \$ 76,788 (45%)
 2nd T.D. _____ ()
 Expenses \$ 52,045 (30%)
 Other _____ ()
TOTAL PAYMENTS AND EXPENSES \$ 128,833
SCHEDULED NET INCOME \$ 42,348
 Allowance for vacancies, maintenance and replacement (5%) \$ 8,559
PROJECTED NET INCOME \$ 33,789
 PERCENTAGE RETURN ON CASH INVESTED 3.52%

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.

