



COMMERCIAL

Benefits:

Rent control-LOW RENTS!
 Copper Plumbing Most Units
 4 Town Houses Units
 3 bed Craftsman House-Detached
 1964-Units 1920's Home
 5% cash flow on market rents



10 Units
 5923-25 Monterey Rd
 Highland Pk, CA 90042
 \$1,500,000

Summary		Current	Market	Financing	
Price:		\$1,500,000		Proposed Financing:	
Down Payment	35.0%	\$525,000		First Loan Amount:	\$975,000 New
Number of Units:		10		Terms:	30 years
Cost per Unit:		\$150,000		Interest rate:	5.875%
Current GRM:		10.65	10.69	RE/MAX COMMERCIAL Bill Mulkey & David Myers billmulkey@earthlink.net & davidmyers00@Gmail.com 310.919.7554 & 310.683.8819	
Current CAP:		6.27%	6.2%		
Approx. Age:		1964/1920			
Approx. Lot Size:		10,000			
Approx. Net RSF:		8,208			
Cost per Net RSF:		\$182.75			
			<i>SF Estimated Per Assessor</i>		

Annualized Operating Data		Current Rents		Market	
		Current Rents	\$ 1.43	Market Rents	\$1.42
Scheduled Gross Income:		\$140,830		\$140,337	
Less Vacancy Rate Reserve:		(\$1,408)	1.0%	(\$1,403)	1% *
Gross Operating Income:		\$139,422		\$138,934	
Less Expenses:		(\$45,405)	32%	(\$45,405)	32% *
Net Operating Income:		\$94,017		\$93,529	
Less Loan Payments:		(\$69,888)		(\$69,888)	
Pre-Tax Cash Flow:		\$24,129	4.6%	\$23,641	4.5% **
Plus Principal Reduction:		\$11,425		\$11,425	
Total Return Before Taxes:		\$35,554	6.8%	\$35,066	6.7% **
* As a percent of Scheduled Gross Income.					
** As a percent of Down Payment.					

Scheduled Income					Estimated Expenses		
		Current Rents		Market Rents		Taxes 2008	
No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	
3	2/1.5	800-850	\$681-\$901	\$2,367	\$829	\$2,486	Tax Rate 0.012 \$18,000
6	2/1.5	800-850	\$1015-\$1353	\$7,597	\$1,260	\$7,559	Insurance \$4,791
1	3/2.5	1,000	\$ 1,771	\$1,771	\$1,650	\$1,650	Water, Sewer \$4,940
See Rent Roll Upon Request					Trash \$2,154		
Total Scheduled Rent:					\$11,736		Legal & Accounting \$1,282
Laundry:							Maint/Repairs \$2,387
Other Income:							Landscaping \$1,740
Monthly Scheduled Gross Income:					\$11,736		Painting & Decorating \$1,560
Annual Scheduled Gross Income:					\$140,830		Management \$8,400
							Biz License \$151
							*Total Expenses: \$45,405
							Per Net Sq. Ft.: \$5.53
							Expenses Per Unit: \$4,540.50

Utilities Paid by Tenant: Gas & Electric. Landlord pays: Water, Sewer, Trash. Some Tenants have Laundry Hookups.

