RE/MAX COMMERCIAL

Multi-Residential Investment - **Operating Information**

NOT ON MLS !!!

4 Units

3758 W. Redondo Beach Blvd.
Torrance, CA 90504
$1,070,000

Summary		Current	Market
Price:		**$1,070,000**	
Down Payment	**30.0%**	**$321,000**	
Number of Units:		**4**	
Cost per Unit:		$267,500	
Current GRM:		**13.61**	**13.01**
Current CAP:		**5.72%**	**6.1%**
Approx. Age:		**1951**	
Approx. Lot Size:		5,000	
Approx. Net RSF:		3,432	
Cost per Net RSF:		**$311.77**	

Financing

Proposed Financing:

First Loan Amount:	**$749,000**	New
Terms:	30 years	
Interest rate:	**6.00%**	

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Annualized Operating Data

	Current Rents		Market	
	Current Rents	$ 1.89	Market Rents	**$1.98**
Scheduled Gross Income:	**$78,600**		**$82,260**	
Less Vacancy Rate Reserve:	$0	0.0%	$0	0% *
Gross Operating Income:	$78,600		$82,260	
Less Expenses:	($17,440)	22%	($17,440)	21% *
Net Operating Income:	**$61,160**		**$64,820**	
Less Loan Payments:	($54,414)		($54,414)	
Pre-Tax Cash Flow:	**$6,746**	**2.1%**	**$10,406**	**3.2%** **
Plus Principal Reduction:	$7,376		$7,376	
Total Return Before Taxes:	**$14,122**	**4.4%**	**$17,782**	**5.5%** **

* As a percent of Scheduled Gross Income.
** As a percent of Down Payment.

Scheduled Income

No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Current Rents: Monthly Avg Rent/Unit	Current Rents: Monthly Income	Market Rents: Monthly Rent/Unit	Market Rents: Monthly Income
A	2/1	858	$ 1,650	$1,650	$1,695	$1,695
B	2/1	858	$ 1,625	$1,625	$1,695	$1,695
C	2/1	858	$ 1,650	$1,650	$1,695	$1,695
D	2/1	858	$ 1,550	$1,550	$1,695	$1,695
		3,432				
Total Scheduled Rent:				**$6,475**		**$6,780**
Laundry:				$75		$75
Other Income:			**Garage**	$0		**$0**
Monthly Scheduled Gross Income:				**$6,550**		**$6,855**
Annual Scheduled Gross Income:				**$78,600**		**$82,260**

Estimated Expenses

Taxes 2001		
Tax Rate	0.012	$12,840
Insurance		$800
Water,Swr		**$1,600**
Trash		**$1,000**
Electricity		**600**
Maint/Repairs		$500
Bus License		$100
***Total Expenses:**		**$17,440**
Per Net Sq. Ft.:		$5.08
Expenses Per Unit:		**$4,360.00**

Utilities Paid by Tenant: **Electric & Gas. Landlord Pays, Water, Sewer, Trash & Gas for Laundry**

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 stated above. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

NOTES: Please Do not Disturb Tenants!