



COMMERCIAL

Multi-Residential Investment - **Operating Information**



5 UNITS
411 BERYL STREET
REDONDO BEACH, CA 90277
\$1,995,000

| Summary | | Current | Market | Financing | |
|-------------------------|--------------|--------------------|--------------|----------------------------|---|
| Price: | | \$1,995,000 | | Proposed Financing: | |
| Down Payment | 50.0% | \$997,500 | | First Loan Amount: | \$997,500 New |
| Number of Units: | | 5 | | Terms: | 30 years |
| Cost per Unit: | | \$399,000 | | Interest rate: | 5.75% |
| Current GRM: | | 15.39 | 14.94 | RE/MAX COMMERCIAL | |
| Current CAP: | | 4.41% | 4.5% | Bill Mulkey | 310.919.7554 BillMulkey@earthlink.net |
| Approx. Age: | | 1962 | | David Myers | 310.683.8819 DavidMyers00@gmail.com |
| Approx. Lot Size: | | 5,998 | | Luca B. | 310.683.8580 ThinkLuca@yahoo.com |
| Approx. Net RSF: | | 4,824 | | | |
| Cost per Net RSF: | | \$413.56 | | | |

| Annualized Operating Data | | | | Market | |
|-----------------------------------|---|----------------|--|---------------------|----------------|
| | Current Rents | \$ 2.23 | | Market Rents | \$2.30 |
| Scheduled Gross Income: | \$129,600 | | | \$133,560 | |
| Less Vacancy Rate Reserve: | (\$1,296) | 1.0% | | (\$2,671) | 2% * |
| Gross Operating Income: | \$128,304 | | | \$130,889 | |
| Less Expenses: | (\$40,419) | 31% | | (\$40,419) | 30% * |
| Net Operating Income: | \$87,885 | | | \$90,470 | |
| Less Loan Payments: | (\$70,539) | | | (\$70,539) | |
| Pre-Tax Cash Flow: | \$17,346 | 1.7% | | \$19,931 | 2.0% ** |
| Plus Principal Reduction: | \$12,832 | | | \$12,832 | |
| Total Return Before Taxes: | \$30,178 | 3.0% | | \$32,763 | 3.3% ** |
| | * 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 Avg Rent/Unit | Monthly Income | Monthly Rent/Unit | Monthly Income | Tax Rate | 2008 |
| 1 | 2/1 | 965 | \$ 2,050 | \$2,050 | \$2,195 | \$2,195 | 0.0125 | \$24,938 |
| 1 | 2/1 | 965 | \$ 2,150 | \$2,150 | \$2,195 | \$2,195 | | Insurance \$2,653 |
| 1 | 2/1 | 965 | \$ 2,150 | \$2,150 | \$2,195 | \$2,195 | | Water, Swr \$3,600 |
| 1 | 2/1 | 965 | \$ 2,150 | \$2,150 | \$2,195 | \$2,195 | | Trash \$1,200 |
| 1 | 2/1 | 965 | \$ 2,150 | \$2,150 | \$2,195 | \$2,195 | | Electricity 600 |
| 1 | 2/1 | 965 | \$ 2,250 | \$2,250 | \$2,300 | \$2,300 | | Maint/Repairs \$6,678 |
| | | 4,825 | | | | | | Bus License \$150 |
| Total Scheduled Rent: | | | | \$10,750 | \$11,080 | | Landscaping \$600 | |
| Laundry: | | | | \$50 | \$50 | | | |
| Other Income: Garage | | | | \$0 | \$0 | | | |
| Monthly Scheduled Gross Income: | | | | \$10,800 | \$11,130 | | *Total Expenses: \$40,419 | |
| Annual Scheduled Gross Income: | | | | \$129,600 | \$133,560 | | Per Net Sq. Ft.: \$8.38 | |
| | | | | | | | Expenses Per Unit: \$8,083.74 | |
| Utilities Paid by Tenant: Electric, Landlord 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. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.