

465 Fairview Ave
Arcadia, CA 91007



RE/MAX
COMMERCIAL BROKERAGE

465 Fairview Ave
Arcadia, CA 91007

No of Units	8
Building Size	9548
Lot Size	19598
Year Built	1965

List Price	\$1,990,000
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Cost Per Unit	\$248,750
Price per Sq. Ft.	\$208.42

Gross Income	\$132,624
Expenses	(\$37,952)
Net Operating Income	\$94,672

Gross Multiplier	15.00
CAP Rate	4.76%

William Mulkey
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Dave Myers
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Luca Buoncristiano
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Arcadia, CA 91007

Other Photos



RE/MAX
COMMERCIAL BROKERAGE



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Multi-Residential Investment - Operating Information

8 Units
465 Fairview Ave
Arcadia, CA 91007
\$1,990,000



Summary		Current	Market	Financing	
Price:		\$1,990,000		Proposed Financing:	
Down Payment	45.0%	\$895,500		First Loan Amount:	\$1,094,500 New
Number of Units:		8		Terms:	30 years
Cost per Unit:		\$248,750		Interest rate:	5.75%
Current GRM:		15.00	12.47	RE/MAX COMMERCIAL	
Current CAP:		4.76%	6.0%	Bill Mulkey	310.919.7554 BillMulkey@earthlink.net
Approx. Age:		1965		David Myers	310.683.8819 DavidMyers00@gmail.com
Approx. Lot Size:		19,598		Luca B.	310.683.8580 ThinkLuca@yahoo.com
Approx. Net RSF:		9,548			
Cost per Net RSF:		\$208.42			

Annualized Operating Data			Market	
	Current Rents		Market Rents	
Scheduled Gross Income:	\$132,624		\$159,600	
Less Vacancy Rate Reserve:		0%	(\$3,192)	2.0% *
Gross Operating Income:	\$132,624		\$156,408	
Less Expenses:	(\$37,952)	29%	(\$37,952)	24% *
Net Operating Income:	\$94,672		\$118,456	
Less Loan Payments:	(\$76,646)		(\$76,646)	
Pre-Tax Cash Flow:	\$18,026	2.0%	\$41,810	4.7% **
Plus Principal Reduction:	\$14,080		\$14,080	
Total Return Before Taxes:	\$32,106	3.6%	\$55,890	6.2% **
* As a percent of Scheduled Gross Income.				
** As a percent of Down Payment.				

Scheduled Income					Estimated Expenses			
	Current Rents				Market Rents		Taxes 2007	
No. of Units	Bdrms/Baths	Approx Sq.Ft.	Monthly Avg Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	Tax Rate	2007
8	2/1	1,194	\$1,369	\$10,952	\$1,650	\$13,200	0.012	\$23,880
		9,552						\$3,886
Total Scheduled Rent:			\$10,952			\$13,200		\$1,000
Laundry:			\$100			\$100		900
Other Income:			\$0			\$0		3600
Monthly Scheduled Gross Income:			\$11,052			\$13,300		\$4,642
Annual Scheduled Gross Income:			\$132,624			\$159,600		44
Utilities Paid by Tenant: Gas & Electricity							*Total Expenses:	\$37,952
							Per Net Sq. Ft.:	\$3.97
							Expenses Per Unit:	\$4,744.00

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.

Sales Comparable Summary

	Sales Comparibles	Units	Price	Percent Down	Cost Per RSF	Cost Per Unit	CAP	GRM	Year Built	Comments
1	34-38 Fano st Arcadia, CA 91006 <i>March 31, 2006</i>	10	\$2,550,000	55%	\$ 262.56	\$255,000	5.0%	15.28	1962	
2	18-22 Bonita St Arcadia, CA 91006 <i>June 1, 2007</i>	12	\$2,300,000	55%	\$ 268.44	\$191,667	4.0%	14.00	1953	
3	760 W Huntington Dr Arcadia, CA 91007 <i>January 31, 2007</i>	13	\$3,300,000	55%	\$ 152.28	\$253,846	5.3%	15.60	1964	
4	1009 Fairview Ave Arcadia, CA 91007 <i>January 0, 1900</i>	14	\$3,055,500	57%	\$ 248.21	\$218,250	4.5%	15.43	1960	
5	8943 Arcadia Ave Arcadia, CA 91775 <i>April 25, 2007</i>	16	\$2,875,000	50%	\$ 187.71	\$179,688	4.90%	12.89	1960	Estimates only
6	645 Fairview Ave Arcadia, CA 91006 <i>Active</i>	18	\$4,100,000	64%	\$ 226.85	\$227,778	5.0%	15.82	1961	Estimates only 34 units 1 bd 1 ba each
7	939 Arcadia Ave Arcadia, CA 91007 <i>November 30, 2007</i>	22	\$5,415,000	46%	\$ 194.53	\$246,143	4.02%	14.15	1961	
8		0	\$0	0%	\$ -	\$0	0.0%	0.00	0	
	Average	15	\$3,370,386	\$ 45.00	\$ 208.42	\$248,750	4.67%	14.74	1960	
	465 Fairview Ave	8	\$1,990,000	40%	\$208.42	\$248,750	4.76%	15.00	1965	

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