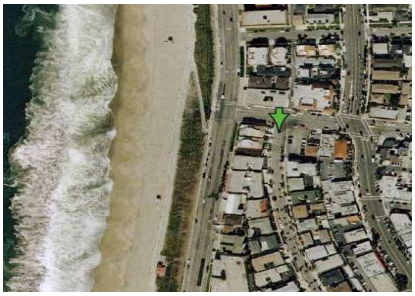
RE/MAX COMMERCIAL

HOT DEALS
THE MULKEY GROUP
Private Offering
Not an REO

Multi-Residential Investment - **Operating Information**

4 Units

1706 Camino De La Costa
Redondo Beach, CA 90277
$1,595,000



Summary

		Current	Market
Price:		**$1,595,000**	
Down Payment	**50.0%**	**$797,500**	
Number of Units:		**4**	
Cost per Unit:		**$398,750**	
Current GRM:		**15.97**	**14.79**
Current CAP:		**4.73%**	**5.2%**
Approx. Age:		**1954**	
Approx. Lot Size:		**8,690**	
Approx. Net RSF:		**3,274**	
Cost per Net RSF:		**$487.17**	

Financing

Proposed Financing:

First Loan Amount:	**$797,500**	New
Terms:	30 years	
Interest rate:	**6.25%**	

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Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	**$99,900**		**$107,820**	
Less Vacancy Rate Reserve:	($999)	1%	($2,156)	2.0% *
Gross Operating Income:	$98,901		$105,664	
Less Expenses:	($23,435)	23%	($23,435)	-22% *
Net Operating Income:	**$75,466**		**$82,229**	
Less Loan Payments:	($58,924)		($58,924)	
Pre-Tax Cash Flow:	**$16,542**	**2.1%**	**$23,304**	**2.9%** **
Plus Principal Reduction:	$9,374		$9,374	
Total Return Before Taxes:	**$25,916**	**3.2%**	**$32,678**	**4.1%** **

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

Market

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	820	$1,900	$1,900	**$2,195**	$2,195
B	2/1	820	$2,250	$2,250	**$2,350**	$2,350
C	2/1	820	$2,150	$2,150	**$2,195**	$2,195
D	2/1	820	$1,975	$1,975	**$2,195**	$2,195
		3,280				
Total Scheduled Rent:				**$8,275**		**$8,935**
Laundry:				$50		$50
Other Income:				$0		$0
Monthly Scheduled Gross Income:				**$8,325**		**$8,985**
Annual Scheduled Gross Income:				**$99,900**		**$107,820**

Estimated Expenses

Taxes	2001	
Tax Rate	0.012	$19,140
Insurance		$1,576
Gas		**$360**
Electricity		315
Water		1200
Maint/Repairs		$800
License		44
***Total Expenses:**		**$23,435**
Per Net Sq. Ft.:		$7.16
Expenses Per Unit:		**$5,858.75**

Utilities Paid by Tenant: **Gas & Electricity**

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.