

HOT DEALS
THE MULKEY GROUP
REO-Bank Owned
IN ESCROW!!!



4 Units

Los Angeles, CA 90019-6631

Bank Owned:

\$729,000

4 Large 1000 sf 1 beds rent control

\$1,175,000 foreclosed amt paid

Summary		Current	Market	Financing	
Price:		\$729,000		Proposed Financing:	
Down Payment	40.0%	\$291,600		First Loan Amount:	\$437,400 New
Number of Units:		4		Terms:	30 years
Cost per Unit:		\$182,250		Interest rate:	6.00%
Current GRM:		13.21	11.06	RE/MAX COMMERCIAL THE MULKEY GROUP Bill Mulkey & Dave Myers billmulkey@earthlink.net & DavidMyers00@gmail.com 310.919.7554 & 310.683.8819	
Current CAP:		5.69%	6.9%		
Approx. Age:		1951			
Approx. Lot Size:		4,704			
Approx. Net RSF:		4,064			
Cost per Net RSF:		\$179.38			

Annualized Operating Data		Current Rents		Market	
		Current Rents	\$ 1.12	Market Rents	\$1.33
Scheduled Gross Income:		\$55,200		\$65,904	
Less Vacancy Rate Reserve:		\$0	0.0%	(\$1,977)	3% *
Gross Operating Income:		\$55,200		\$63,927	
Less Expenses:		(\$13,748)	25%	(\$13,748)	21% *
Net Operating Income:		\$41,452		\$50,179	
Less Loan Payments:		(\$31,777)		(\$31,777)	
Pre-Tax Cash Flow:		\$9,675	3.3%	\$18,402	6.3% **
Plus Principal Reduction:		\$5,003		\$5,003	
Total Return Before Taxes:		\$14,678	5.0%	\$23,405	8.0% **
		* As a percent of Scheduled Gross Income.			
		** As a percent of Down Payment.			

Scheduled Income					Estimated Expenses				
		Current Rents			Market Rents		Taxes 2001		
No. of Units	Bdrms/Baths	Approx Sq.Ft.	Monthly Avg Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	Tax Rate	0.012	\$8,748
A	1/1	1,000	\$ 1,400	\$1,400	\$1,442	\$1,442	Insurance		\$1,200
B	1/1	1,000	\$ 1,400	\$1,400	\$1,442	\$1,442	Water,Swr		\$1,600
C	1/1	1,000	\$ 1,100	\$1,100	\$1,133	\$1,133	Trash		\$1,000
D	1/1	1,000	\$ 650	\$650	\$1,400	\$1,400	Electricity		600
		4,000					Maint/Repairs		\$500
							Bus License		\$100
Total Scheduled Rent:				\$4,550		\$5,417			
Laundry:				\$50		\$75			
Other Income:			Garage	\$0		\$0			
Monthly Scheduled Gross Income:				\$4,600		\$5,492	*Total Expenses:		\$13,748
Annual Scheduled Gross Income:				\$55,200		\$65,904	Per Net Sq. Ft.:		\$3.38
							Expenses Per Unit:		\$3,437.00
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!