

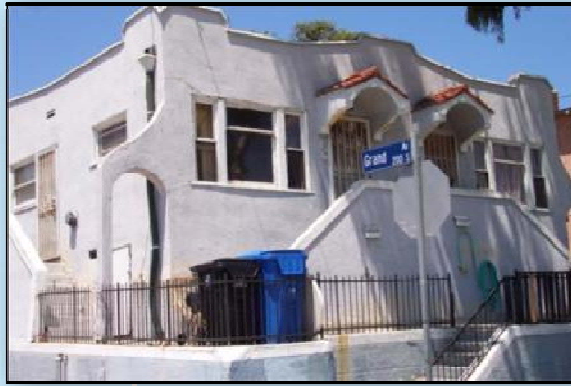
Multi-Residential Investment - Operating Information

G R A N D

6 Units

**224-234 South Grand Ave.
San Pedro, CA 90731-2512
\$565,000**

**The Offering Is A House, 4 Plex And
1 Bed Unit Live In The Home And
Rent Out The Others!**



BILL MULKEY

BillMulkey1@gmail.COM

Office: (310) 802-2515

Cell: (310) 919-7554

Summary		Current	Market	Financing	
Price:		\$565,000		Proposed Financing:	
Down Payment	30.0%	\$169,500		First Loan Amount:	\$395,500
Number of Units:		6		Terms:	30 years
Cost per Unit:		\$94,167		Interest rate:	6.00%
Current GRM:		9.02	8.34		Existing
Current CAP:		7.47%	8.3%		New Loan
Approx. Age:		1925			
Approx. Lot Size:		5,009			
Approx. Net RSF:		2,918			
Cost per Net RSF:		\$193.63			

Annualized Operating Data				Market	
Scheduled Gross Income:		\$62,664		Market Rents	\$1.93
Less Vacancy Rate Reserve:		(\$3,133)	5%	\$67,733	
Gross Operating Income:		\$59,531		(\$3,387)	5.0% *
Less Expenses:		(\$17,337)	28%	\$64,346	
Net Operating Income:		\$42,194		(\$17,337)	-26% *
Less Loan Payments:		(\$28,455)		\$47,010	
Pre-Tax Cash Flow:		\$13,740	8.1%	(\$28,455)	10.9% **
Plus Principal Reduction:		\$4,857		\$18,555	
Total Return Before Taxes:		\$18,596	11.0%	\$4,857	13.8% **
\$23,412				\$23,412	

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

Scheduled Income							Estimated Expenses			
Current Rents					Market Rents		Taxes		2010	
No. of Units	Bdrms/Baths	Approx Sq.Ft.	Monthly Avg Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	Tax Rate			
224	1/1	560	\$900	\$900	\$936	\$936	Insurance		\$7,063	
234	2/1	630	\$1,210	\$1,210	\$1,258	\$1,258	Insurance		\$1,605	
240	0/1	380	\$777	\$777	\$795	\$795	Trash		\$504	
594	0/1	380	\$675	\$675	\$795	\$795	License		150	
596	1/1	484	\$625	\$625	\$825	\$825	Water, Sewer, Trash		4200	
598	1/1	484	\$825	\$825	\$825	\$825	Maint/Repairs		\$3,215	
SQ Feet 2,918							Landscaping		\$600	
Total Scheduled Rent:				\$5,012		\$5,434	*Total Expenses:		\$17,337	
Laundry:							Per Net Sq. Ft.:		\$5.94	
Other Income: Garage				\$210		\$210	Expenses Per Unit:		\$2,889.42	
Monthly Scheduled Gross Income:				\$5,222		\$5,644				
Annual Scheduled Gross Income:				\$62,664		\$67,733				

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.