

20600 HARTLAND STREET, WINNETKA, CA 91306

INVESTMENT SUMMARY		
Price:		\$1,215,000
Down Payment:	34%	\$407,025
Units:		6
Cost per Unit:		\$202,500
Current GRM:		13.20
Current CAP:		4.59%
Market GRM:		9.38
Market CAP:		7.40%
Age:		1957
Lot SF:		6,820
Building SF:		4,650
Price per SF:		\$261.29
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$807,975
Terms:	3.45%	30 Years (5-Year Fix)
Monthly Payment:		\$3,606

Unit Mix: 2-1+1 | 4-2+1
 13.20 GRM & 4.59% Cap Rate
 Great Winnetka Location

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$92,049		\$129,600	
Less Vacancy Rate Reserve:	2,761	3.0%	3,888	3.0%
Gross Operating Income:	89,288		125,712	
Less Expenses:	33,579	36.5%	35,765	27.6%
Net Operating Income:	\$55,709		\$89,947	
Less Loan Payments:	43,268	1.29	43,268	
Pre-Tax Cash Flow:	\$12,441	3.1%	\$46,679	11.5%
Plus Principal Reduction:	15,638		15,638	
Total Return Before Taxes:	\$28,078	6.9%	\$62,317	15.3%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	1+1	\$1,135	\$2,270	\$1,550	\$3,100
4	2+1	\$1,325	\$5,301	\$1,900	\$7,600
Total Scheduled Rent:			\$7,571		\$10,700
Laundry:			\$100		\$100
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$7,671		\$10,800
Annual Scheduled Gross Income:			\$92,049		\$129,600

ESTIMATED EXPENSES

Taxes: (new)	\$15,188
Insurance:	\$1,628
Utilities:	\$7,440
Maintenance:	\$4,464
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	\$900
Pest Control:	\$600
Total Expenses:	\$33,579
Per SF:	\$7.22
Per Unit:	\$5,597

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