

# 5 UNITS ON WESTERN AVE

INVESTMENT SUMMARY		
Price:		\$2,362,500
Down Payment:	100%	\$2,362,500
Units:		5
Cost per Unit:		\$472,500
Current GRM:		15.69
Current CAP:		4.09%
Market GRM:		15.69
Market CAP:		4.09%
Age:		1924
Lot SF:		8,288
Building SF:		3,761
Price per SF:		\$628.16
Zoning:		GLR3*



Great Glendale Location  
 Unit Mix: 2-1+1 | 2-2+2 | 1-3+2  
 Fully Renovated Units  
 15.69 GRM & 4.09% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		-
Terms:	0.00%	30 Years (5-Year Fix)
Monthly Payment:		-

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$150,600		\$150,600	
Less Vacancy Rate Reserve:	4,518	3.0%	4,518	3.0%
Gross Operating Income:	146,082		146,082	
Less Expenses:	49,360	32.8%	49,360	32.8%
Net Operating Income:	\$96,722		\$96,722	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$96,722	4.09%	\$96,722	4.1%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$96,722	0.0%	\$96,722	0.0%

## 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	\$2,075	\$4,150	\$2,100	\$4,200
2	2+2	\$2,575	\$5,150	\$2,600	\$5,200
1	3+2	\$3,050	\$3,050	\$2,950	\$2,950
Total Scheduled Rent:			\$12,350	\$12,350	
Laundry:					
Parking, Storage, Misc:			\$200	\$200	
Monthly Scheduled Gross Income:			\$12,550	\$12,550	
Annual Scheduled Gross Income:			\$150,600	\$150,600	

## ESTIMATED EXPENSES

Taxes: (new)	\$29,531
Insurance:	\$1,504
Utilities:	\$6,120
Maintenance:	\$7,304
Rubbish:	\$1,800
Reserves:	\$1,000
Landscaping:	\$1,200
Pest Control:	\$900
<b>Total Expenses:</b>	<b>\$49,360</b>
Per SF:	\$13.12
Per Unit:	\$9,872

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