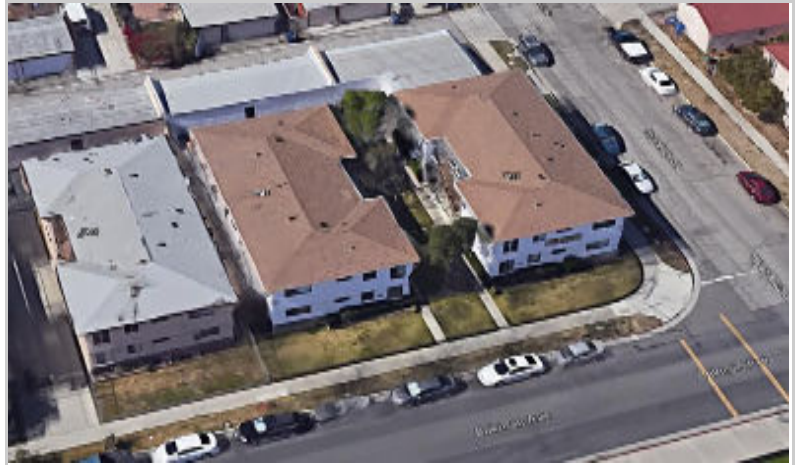


7249-7255 N BAKMAN AVE, SUN VALLEY, CA 91352

INVESTMENT SUMMARY		
Price:		\$2,500,000
Down Payment:	35%	\$875,000
Units:		12
Cost per Unit:		\$208,333
Current GRM:		11.88
Current CAP:		5.13%
Market GRM:		9.68
Market CAP:		6.87%
Age:		1957
Lot SF:		13,004
Building SF:		8,902
Price per SF:		\$280.84
Zoning:		LAR3



Unit Mix: 4-1+1 | 8-2+1
 11.88 GRM & 5.13% Cap Rate
 Great Sun Valley Location
 Individual Metered for Gas and Electricity

PROPOSED FINANCING		
First Loan Amount:		\$1,625,000
Terms:	3.30%	30 Years (5- Year Fix)
Monthly Payment:		\$7,117

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$210,400		\$258,300	
Less Vacancy Rate Reserve:	6,312	3.0%	7,749	3.0%
Gross Operating Income:	204,088		250,551	
Less Expenses:	75,907	36.1%	78,695	30.5%
Net Operating Income:	\$128,181		\$171,856	
Less Loan Payments:	85,401	1.50	85,401	
Pre-Tax Cash Flow:	\$42,780	4.9%	\$86,455	9.9%
Plus Principal Reduction:	32,260		32,260	
Total Return Before Taxes:	\$75,039	8.6%	\$118,715	13.6%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$1,468	\$5,873	\$1,550	\$6,200
8	2+1	\$1,442	\$11,536	\$1,900	\$15,200
Total Scheduled Rent:			\$17,408		\$21,400
Laundry:			\$125		\$125
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$17,533		\$21,525
Annual Scheduled Gross Income:			\$210,400		\$258,300

ESTIMATED EXPENSES	
Taxes: (new)	\$31,250
Insurance:	\$4,451
Utilities:	\$17,280
Maintenance:	\$10,204
Rubbish:	\$4,320
Reserves:	\$2,400
Landscaping:	\$1,200
Pest Control:	\$720
Off-Site Mgmt:	\$4,082
Total Expenses:	\$75,907
Per SF:	\$8.53
Per Unit:	\$6,326

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
7249-1		2+1	\$279	\$1,900
7249-2		1+1	\$1,323	\$1,550
7249-3		2+1	\$1,381	\$1,900
7249-4		2+1	\$1,650	\$1,900
7249-5	Vacant	1+1	\$1,550	\$1,550
7249-5		2+1	\$1,288	\$1,900
7255-1		2+1	\$1,288	\$1,900
7255-2	Vacant	1+1	\$1,550	\$1,550
7255-3		2+1	\$1,850	\$1,900
7255-4	Vacant	2+1	\$1,900	\$1,900
7255-5		1+1	\$1,450	\$1,550
7255-6	Vacant	2+1	\$1,900	\$1,900
TOTAL:			\$17,408	\$21,400