

627 CORONADO TERRACE, SILVERLAKE, CA 90020

INVESTMENT SUMMARY			
Price:			\$3,100,000
Down Payment:	45%		\$1,395,000
Units:			20
Cost per Unit:			\$155,000
Current GRM:			9.68
Current CAP:			5.54%
Market GRM:			5.56
Market CAP:			12.51%
Age:			1959
Lot SF:			12,921
Building SF:			11,884
Price per SF:			\$260.85
Zoning:			LAR3-1VL



Unit Mix: 9-1+1 | 11-2+1
9.68 GRM & 5.54% Cap Rate
Great Silverlake Location
74% Rental Upside potential

PROPOSED FINANCING			
First Loan Amount:			\$1,705,000
Terms:	6.00%	30 Years (5-Year Fix)	
Monthly Payment:			\$10,322

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$320,328		\$557,340	
Less Vacancy Rate Reserve:	9,610	3.0%	16,720	3.0%
Gross Operating Income:	310,718		540,620	
Less Expenses:	138,893	43.4%	152,687	27.4%
Net Operating Income:	\$171,825		\$387,932	
Less Loan Payments:	123,866	1.39	123,866	
Pre-Tax Cash Flow:	\$47,958	3.4%	\$264,066	18.9%
Plus Principal Reduction:	20,934		20,934	
Total Return Before Taxes:	\$68,893	4.9%	\$285,001	20.4%

PROPERTY RENTAL INFORMATION						ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA			
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME		
9	1+1	\$1,184	\$10,660	\$2,100	\$18,900	Taxes: (new)	\$38,750
11	2+1	\$1,404	\$15,439	\$2,450	\$26,950	Insurance:	\$13,667
						Utilities:	\$41,820
						Maintenance:	\$10,875
						Rubbish:	\$10,800
						Reserves:	\$4,000
						Landscaping:	\$600
						Pest Control:	\$900
						Off-Site Mgmt:	\$9,322
						On-Site Mgmt:	\$8,160
						Total Expenses:	\$138,893
Total Scheduled Rent:			\$26,099	\$45,850		Per SF:	\$11.69
Laundry:			\$595	\$595		Per Unit:	\$6,945
Parking, Storage, Misc:							
Monthly Scheduled Gross Income:			\$26,694	\$46,445			
Annual Scheduled Gross Income:			\$320,328	\$557,340			

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.

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