# Residential Income

Type of Listing Agreement ER

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Have | | City | Los Angeles | TG # | 671G6 | # Units | 8 | List Price (LP) | $1,175,000 |
| Address | 3110 Livonia Ave | County | Los Angeles | State | Ca | Zip | 90034 | Loans | |
| Cross Streets | Robertson/National | | | Price per unit | | | 146,875 | Gross Equity | $1,175,000 |
| Features | | | | Terms | Cash/CTNL | | | Poss. | COE |

| Financial Analysis(Annual) | | Current | Projected |
|---|---|---|---|
| Gross Schedule Income (GSI) | | $86,664 | $97,800 |
| Vacancy Allowance | 3.00% | $2,600 | $2,934 |
| Gross Operating Income(GOI) | | $84,064 | $94,866 |
| Operating Expenses | 28.50% | $24,699 | $24,699 |
| Net Operating Income(NOI) | | $59,365 | $70,167 |
| Loan Payments(P&I) | | 0 | 0 |
| Gross Spendable Income(SI) | | $59,365 | $70,167 |
| Cap Rate(NOI/LP) | | 5.05% | 5.97% |
| Gross Multiplier(LP/GSI) | | 13.56 | 12.01 |

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|---|---|---|---|
| A/P # | 4238-011-002 | Tax Area | LA County |
| Tax Rate Year | 2005 | Tax Rate | 1.16964% |
| Land | $1,134,000 | 84.00% | |
| Improvements | $216,000 | 16.00% | |
| Personal Property | | | |
| Total | $1,350,000 | 100.00% | |
| Legal : Lot # | Block# | Tract# | |

| No of Units | Unit Description | Rent/ Unit | Total/ Rent |
|---|---|---|---|
| 1 | 1+1 | 880 | 880 |
| 1 | 1+1 | 850 | 850 |
| 1 | 1+1 | 673 | 673 |
| 1 | 2+1 | 1200 | 1200 |
| 1 | 1+1 | 1000 | 1000 |
| 1 | 1+1 | 900 | 900 |
| 1 | 1+1 | 950 | 950 |
| 1 | 2+1 | 769 | 769 |
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| | | | |
| | Total Mo Rent | | $7,222 |
| Other Income | | | |
| Total Annual Income | | | $86,664 |

| Annual Operating Expenses | |
|---|---|
| Taxes-Property | $14,000 |
| Taxes-Payroll | |
| Insurance-F & L | $2,000 |
| Insurance-Workers | |
| Utilities-Gas | $1,000 |
| Utilities-Electric | $1,000 |
| Utilities-Water | $1,000 |
| Services- Trash | |
| Services- Gardener | $375 |
| Supplies & Misc. | |
| Advertising | |
| Repairs & Maintena | $4,200 |
| Pest Control | |
| Licenses | $1,024 |
| Manager-On Site | |
| Manager-Profession | |
| Accounting | $100 |
| Other | |
| Other | |
| Other | |
| Other | |
| Other | |
| Total | $24,699 |

Loan Information as of

1st TD $ @ Mo P&I

Due Lender

Assumable? Type Fee

2nd TD $ @ MO P &

Due Lender

Assumable? Type Fee

Land: Lease $ Yr Lease Expires

Zones: Spec Study? Flood? Coastal? Slide?

Pot. New 1St Interest Rate Mo P & I

Pot. New 2nd Interest Rate Mo P & I 0

Financing Remarks

Please check with commercial mortgage lender. Probably need about 40 to 50% down. No assumable financing available.

Remarks

Nice clean bread and butter building in central Westside location. Minutes from Cheviot Hills, Beverly Hills, Century City, and the 10 Freeway. Large uncovered parking lot in the rear for 7 years plus 1 uncovered parking spot in the front of the building. Low maintenance building at only 147K per door. Approximately 19% upside in current rents. Unit 7 currently being held vacant, rent is projected. In with accepted offer only. Sellers hold California real estate licenses. Good starter investment.

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Parking: | 8 | # Garages | | # Car Ports | | # Spaces | 8 | # Patios | | # Balconies | | | |
| Rent Control | y | Tenant Pays: Gas | Y | Electric | Y | Water | N | Trash | N | Cable TV | Y | Rec Room | |
| Zoning | LAR3 | Lot Size | 7429 | Lot Sq. Ft. | 5614 | # Buildings | 1 | Year Built | 1958 | Net Bldg S.F. | 5,614 | | |
| Construction | | Stories | 2 | Sewer | Y | Heat | WALL | Central A/C | N | # Wall A/C | | Elevators | N |
| Floors | Hdwd | #Carpets | | # Drapes | | # Ranges | 8 | # Refg | 8 | # Disposals | | #D/W | |
| Roof | Comp | Circulating | | Water Heaters | | Pool | | Heated | | Spa | | Sauna | |
| Alley | Y | Paved | Y | | | | | | | | | | |

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