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8639 Hervey St  
 Los Angeles, CA 90034

**3**  
**Units**

Summary	Annualized Operating Data	Current	Proforma
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<b>AT LIST PRICE</b>				
<b>Price:</b>	<b>\$1,199,000</b>	<b>Scheduled Gross Income:</b>	<b>\$71,124</b>	<b>\$75,600</b>
Down Pmt: 20%	\$239,800	Vacancy Reserve @ 3%	<b>\$2,134</b>	<b>\$2,268</b>
First Loan:	\$959,200	<b>Effective Gross Income:</b>	<b>\$68,990</b>	<b>\$73,332</b>
Interest Rate:	6.5	Expenses:	<b>7,597</b>	<b>7,597</b>
<b>GRM:</b>	<b>16.86</b>	<b>Net Operating Income:</b>	<b>\$61,393</b>	<b>\$65,735</b>
<b>CAP:</b>	<b>5.12%</b>			
Year Built:	1948			
# of Units:	3			
Cost/Unit:	\$399,667			
Approx. Bldg. SF:	1,698	<b>GRM:</b>	<b>16.86</b>	<b>15.86</b>
Cost/SF:	\$706	<b>CAP:</b>	<b>5.12%</b>	<b>5.48%</b>
Lot SF (approx):	5,104			

**Scheduled Income**

Actual				Proforma			
# Units	Mix	Unit #	Rent/Unit		Rent/Unit	Annual Expenses	
8637	1+1		\$1,975.00		\$2,000.00		
8639	1+1		\$1,768.00		\$2,000.00	Taxes	4,277
8639 1/2	2+1		\$2,184.00		\$2,300.00	Insurance	2,000
	1+1					Utilities	1,000
	1+1					Gas	0
	1+1					Management	0
	1+1					On-Site Mgr.	0
	1+1					Gardner	0
	1+1					Rent-ready	0
	1+1					Pest Control	0
	1+1					Credit Check	0
	1+1					LAHD RSO Fee	320
<b>Total Monthly Rent:</b>			<b>\$5,927</b>		<b>\$6,300</b>		
Laundry:						Maintenance	0
Other: Garages						Off-Site	0
<b>Total Scheduled Monthly Income:</b>			<b>\$5,927</b>		<b>\$6,300</b>	Reserves	<b>0</b>
<b>Gross Annual Income:</b>			<b>\$71,124</b>		<b>\$75,600</b>		
Rent / S F /Month			\$3.49		\$3.71	<b>Total Expenses:</b>	<b>\$7,597</b>

**BUILDING FEATURES/COMMENTS**

Expense analysis is an estimate. DRIVE BY ONLY, SHOWN ONLY WITH AN ACCEPTED OFFER. 3-car garage is present, perfect for additional storage. Another 2 spots are available for parking. Each unit has been meticulously renovated and each has their own washer and dryer hookup. Property being occupied by long term, well paying tenants.  LAHD rent control	Per SF \$4.47 Per Unit \$2,532 <b>% of Income: 11%</b>
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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.