

13701 Russell Ave Whitier

**2 Units
Sale**

		Current Rent	Profoma Rent	
Estimated Value:		\$899,000	\$900,000	
Income		Current Rent	Market Rent	
GSI		\$30,480	\$72,000	
Less v&c loss:	0.00%	\$0	\$0	
CAMS				
EGI:		\$30,480	\$72,000	
Expenses				
Property Taxes:	1.18%	\$4,247	\$10,620	
DWP		\$1,185	\$1,185	
Gas		\$780	\$780	
Repairs & Maintenance:	\$300 Per Door	\$612	\$612	
Insurance:		\$733	\$2,500	
Garbage:		\$716	\$716	
Management:	5%	\$0	\$0	
Reserves for Replacement:	0%	\$0	\$2,160	
Total Expenses:	27%	\$8,273	\$18,573	26%
Net Operating Income		Current NOI	Proforma NOI	
	CAP	\$22,207	\$53,427	
	5.5%	\$403,764	\$971,400	
	6.0%	\$370,117	\$890,450	
	6.5%	\$341,646	\$821,954	
	7.0%	\$317,243	\$763,243	
	7.5%	\$296,093	\$712,360	

Rent Roll						
Type	Units	Square Feet	Current Monthly Rent	Annual Current Rent	Market Rent	Market Rent Annual
2bd1ba	1	982	\$0	\$0	\$3,000	\$36,000
2bd1ba	1	982	\$2,540	\$30,480	\$3,000	\$36,000
		0	\$0	\$0	\$0	\$0
		0	\$0	\$0	\$0	\$0
		0	\$0	\$0	\$0	\$0
		0	\$0	\$0	\$0	\$0
		0	\$0	\$0	\$0	\$0
		0	\$0	\$0	\$0	\$0
Totals	2	1,964	\$2,540	\$29,400	\$6,000	\$72,000
	MF	1,964				
	Retail	0				