411 E Franklin Ave, El Segundo

List Price:		$2,395,000
Down Payment:	50.0%	$1,197,500
Number of units:		4
Cost per Unit:		$598,750
Current GRM:		15.02
Market GRM:		13.44
Current CAP:		4.22%
Market CAP:		4.97%
Year Built / Age:		1963
Approx. Lot Size:		6,436
Approx. Gross RSF:		3,360
Cost per Net RSF:		$712.80

Proposed Financing

First Loan Amount:	$1,197,500	Amort:	30
Terms:	**6.500%**	Fixed:	5
Payment	$7,569	DCR:	1.11

Annualized Operating Data	**Current Rents**		**Market Rents**	
Scheduled Gross Income:	$ 159,480		$ 178,200	
Vacancy Rate Reserve:	$ 7,974	5% 1	$ 8,910	5% 1
Gross Operating Income:	$ 151,506		$ 169,290	
Expenses:	$ 50,375	32% 1	$ 50,375	28% 1
Net Operating Income:	$ 101,131		$ 118,915	
Loan Payments:	$ 90,828		$ 90,828	
Pre Tax Cash Flows:	$ 10,303	0.86% 2	$ 28,087	2.35% 2
Principal Reduction:	$ 13,385		$ 13,385	
Total Return Before Taxes:	$ 23,688	1.98% 2	$ 41,472	3.46% 2

1 As a percent of Scheduled Gross Income

2 As a percent of Down Payment

Scheduled Income:

# of Units	Bdrms/ Baths	*Notes*	Current Income Monthly Rent/Average	Current Income Total Monthly Income	Market Income Monthly Rent/Unit	Market Income Total Income
1	2 + 1	*Owner's Unit*	$4,400	$4,400	$4,400	$4,400
1	2 + 1		$2,890	$2,890	$3,400	$3,400
1	2 + 1		$2,700	$2,700	$3,400	$3,400
1	2 + 1		$3,300	$3,300	$3,400	$3,400
				$0		$0

Total Scheduled Rent:	$13,290	$14,600
Laundry:	**$0**	**$0**
Parking (5 Garage Spaces):	**$0**	**$250**
Monthly Scheduled Gross Income:	$13,290	$14,850
Annualized Scheduled Gross Income:	$159,480	$178,200
Utilities Paid by Tenant:	Gas & Electric	

Annualized Expenses:

***Estimated**

New Taxes (New Estimated):	$	29,938
Maintenance (3%):	$	4,784
Insurance:	$	6,000
Water ($475.00/mo):	$	5,700
Trash ($329.40/mo):	$	3,953

Total Expenses:	$50,375
Expenses as %/SGI	31.59%
Per Net Sq. Ft:	$7.83
Per Unit:	$12,594

Presented by LYON | STAHL

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This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to square footage, land lines/boundaries and age are approximate. Buyer takes responsibility for all information and bears all risk for any inaccuracies.