

Property Name
Address: 122 N Cedar St
City State Zip Glendale, CA 91206



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FINANCIAL ANALYSIS

PRICING			FINANCING			THE ASSET	
Price		\$1,800,000	Down	55%	\$990,000	Units	5
Price/Unit		\$360,000	Loan	45%	\$810,000	Year Built	1970
Price/SF		\$290.56	Ammort Years		30	Gross SF	6,195
GRM	14.18	10.91	Interest Rate		6.80%	Lot SF	7,500
Cap	4.14%	6.05%	Payments		(\$5,281)	APN	5674-004-012
	Current	Market					

MONTHLY RENT SCHEDULE

	# of Units	Type	Estimated SF	Avg. Current	Rent/SF	Current Total	Market	Rent/SF	Market Total
1	1	AA-2/2	1,800	\$2,000	\$1.11	\$2,000	\$2,800	\$1.56	\$2,800
2	1	A-1/1	690	\$1,550	\$2.25	\$1,550	\$1,950	\$2.83	\$1,950
3	1	B-2/2	1,200	\$2,400	\$2.00	\$2,400	\$2,600	\$2.17	\$2,600
4	1	C-2/2	1,200	\$1,700	\$1.42	\$1,700	\$2,600	\$2.17	\$2,600
5	1	D-2/2	1,200	\$1,725	\$1.44	\$1,725	\$2,600	\$2.17	\$2,600

5						\$9,375			\$12,550
						\$1,200			\$1,200

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$126,900	\$165,000
Less Vacancy	5% (\$6,345)	5% (\$8,250)
Scheduled Gross Income	\$120,555	\$156,750

ANNUALIZED EXPENSES

	Current	Market
1 Real Estate Taxes 1.250000%	\$22,500	\$22,500
2 Direct Assessments		
3 Insurance	\$5,250	\$5,250
4 Utilities		
5 Expense Repairs & Maint	\$4,000	\$4,000
6 Expense Utilities (Common area: Gas, Electricity, & Trash)	\$8,250	\$8,250
7 Expense		
8 Expense		
9 Expense		
10 Expense		
11 Expense		
12 Expense		
13 Expense		
14 Expense		
15 Management 5% of SGI	\$6,028	\$7,838
16 Repairs & Maint. of SGI	\$0	\$0
17 Reserves /Unit /Year	\$0	\$0
Total Expenses	\$46,028	\$47,838
Expenses/Unit	\$9,206	\$9,568
Expenses/SF	\$7.43	\$7.72
% of EGI	38.18%	30.52%

RETURN

	Current	Market
NOI	\$74,527	\$108,913
Less Debt	(\$63,367)	(\$63,367)
Cashflow	\$11,160	\$45,545
Cash on Cash	1.13%	4.60%

