

Property Address: **7311 Milton Avenue Whittier, CA 90602**

10/19/2020

Henry Camacho 562-632-1707

Summary			Proposed Financing			
Price:		\$1,295,000	First Loan Amount:	\$712,250	New	
Down Payment:	45.00%	\$582,750	Rate:	5.00%	Term/Yrs	30
Number of units:		4	Payment:	\$3,823.51	DCR	1.22
Cost per Unit:		\$323,750			MDCR	1.40
Current GRM:		15.04				
Market GRM:		13.66				
Current CAP:		4.32%				
Market CAP:		4.97%				
Year Built / Age:		1984				
Approx. Lot Size:		7,000				
Approx. Gross RSF:		5,162				
Cost per Net RSF:		\$250.87				

Annualized Operating Data						
	Current Rents			Market Rents		
Scheduled Gross Income:		\$86,076			\$94,800	
Vacancy Rate Reserve:		\$2,582	3.00% ¹		\$2,844	3.00% ¹
Gross Operating Income:		\$83,494			\$91,956	
Expenses:		\$27,535	31.99% ¹		\$27,535	29.04% ¹
Net Operating Income:		\$55,959			\$64,422	
Loan Payments:		\$45,882			\$45,882	
Pre Tax Cash Flows:		\$10,077	1.73% ²		\$18,539	3.18% ²
Principal Reduction:		\$10,720			\$10,720	
Total Return Before Taxes:		\$20,797	3.57% ²		\$29,260	5.02% ²

¹ As a percent of Scheduled Gross Income
² As a percent of Down Payment

Scheduled Income							Annualized Expenses:		
No. of Units	Unit Type	Approx. Sq. Ftg.	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income			
3	2+3		\$1,716	\$5,148	\$1,900	\$5,700	Taxes	1.23%	\$15,929
1	3+2		\$2,025	\$2,025	\$2,200	\$2,200	Insurance		\$2,467
				\$0	\$0	\$0	Water (actual 19')		\$1,800
				\$0	\$0	\$0	Trash (actual 19')		\$2,175
				\$0	\$0	\$0	Elec. (actual 19')		\$0
				\$0	\$0	\$0	Gas (actual 19')		\$0
				\$0	\$0	\$0	M & R		\$5,164
Total Scheduled Rent:				\$7,173		\$7,900			
Monthly Laundry Income:				\$0		\$0			
Other Mnthly Income (Parking, Storage, etc):				\$0		\$0			
Monthly Scheduled Gross Income:				\$7,173		\$7,900	Total Expenses:		\$27,535
Annualized Scheduled Gross Income:				\$86,076		\$94,800	Per Net Sq. Ft:		\$5.33
Utilities Paid by Tenant:				GAS & ELECTRICITY			Per Unit:		\$6,884

Information contained herein has been obtained from sources deemed to be reliable. However, no warranties can be assumed for its accuracy.