



439 N Canon Dr. Penthouse, Beverly Hills CA 90210

1715 Ellsmere Ave
Los Angeles, CA 90019
10 Unit Apartment Bldg.

Thomas Guide 633 B5

Summary		Annualized Operating Data	
Price:	\$1,300,000	Scheduled Gross Income:	\$ 118,630
Down Pmt @		Vacancy Reserve @ 3.0%	\$ (3,559)
First Loan Amount:		Gross Operating Income:	\$ 115,071
Interest Rate:		Expenses: 42.08%	\$ (27,950)
Number of Units:	10	Net Operating Income:	\$ 87,121
Cost per Unit:	\$130,000	Est. Loan Paymnts:	\$ -
GRM:	11.0	Pre-Tax Cash Flow:	\$ 87,121
CAP:	6.7%	Cash on Cash Return:	
Year Built:	1953	Equity Build Up:	
Approx. Lot SF	10,323	Total Return:	
Approx. RSF:		Debt Coverage Ratio	
Cost per RSF:		Proposed Financing:	
Parking spaces	10		0

Scheduled Income									
CURRENT					MARKET		Annualized Expenses		
# Units	Type	Apx. SF	Avg.Rent/Unit	Income	Rent/Unit	Income			
1	1+1	-	\$ 1,023	\$ 1,023	\$ -	\$ -	Taxes 1.25%	\$	16,250
1	1+1	-	\$ 771	\$ 771	\$ -	\$ -	Insurance	\$	2,760
1	1+1	-	\$ 1,047	\$ 1,047	\$ -	\$ -	Utilities	\$	6,720
1	1+1	-	\$ 569	\$ 569	\$ -	\$ -	Gardening	\$	1,200
1	1+1	-	\$ 1,290	\$ 1,290	\$ -	\$ -	Repairs & Maint.	\$	-
1	1+1	-	\$ 880	\$ 880	\$ -	\$ -	Rubbish	\$	-
1	1+1	-	\$ 1,263	\$ 1,263	\$ -	\$ -			
1	1+1	-	\$ 995	\$ 995	\$ -	\$ -	On-site Mgmt.	\$	-
1	2+1	-	\$ 993	\$ 993	\$ -	\$ -	Off-site Mgmt.	\$	540
1	2+1	-	\$ 975	\$ 975	\$ -	\$ -	Supplies/ Materials	\$	-
Total Scheduled Monthly Rent:				\$ 9,806	\$ -	\$ -	Pest Control	\$	480
Laundry:				\$ 80	\$ 80	\$ -	Misc. & Reserves	\$	-
Other Income:				\$ -	\$ -	\$ -	Total Expenses:	\$	27,950
Monthly Scheduled Gross Income:				\$ 9,886	\$ 80	\$ 80	Per Net SF:		
Annual Gross Income:				\$ 118,630	\$ 960	\$ 960	Per Unit:	\$	2,795
							% of Gross:		23.56%

PROPERTY DESCRIPTION:

Fantastic value for your money!!! Currently fully occupied in good location. 130K a door. Newer roof, community laundry. 6 open parking spaces and 4 covered. Cap rate above 6.7% and GRM is over 11. Drive by only. Please don't disturb tenants. Shown with accepted offers only.

For further information, please contact :

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