

759 N. Raymond Ave. Pasadena, CA 91103

Summary			Current	Market	Financing			
Price:			\$1,150,000		Proposed Financing First Loan Amount: \$0 Terms: 30 Years Interest rate: 5.13%			
Down Payment	100%		\$1,150,000					
Number of Units:			5					
Cost per Unit:			\$230,000					
Current GRM:			14.81	13.40				
Current CAP:			5.02%	5.73%				
Approx. Age:			1903					
Approx. Lot Size:			9,261					
Approx. Gross RSF:			2,991					
Cost per Gross RSF:			\$384.49					
Annualized Operating Data			Current Rents		Market Rents			
Scheduled Gross Income:			\$	77,640	\$	85,800		
Vacancy Factor			\$	-	0.0%	\$	- 0%	
Gross Operating Income:			\$	77,640		\$	85,800	
Less Expenses:			\$	19,915	26% *	\$	19,915 23% *	
Net Operating Income:			\$	57,725		\$	65,885	
Less Loan Payments:						\$	-	
Pre-Tax Cash Flow:					**	\$	65,885 **	
Plus Principal Reduction:			\$	-		\$	-	
Total Return Before Taxes:			\$	-	**	\$	65,885 **	
* As a percent of Scheduled Gross Income. ** As a percent of Down Payment.								
Scheduled Income			Current Rents		Market Rents		Annualized Expenses	
No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Monthly Rent/Unit	Monthly Income	Monthly Income	Monthly Income	Taxes	\$14,875
1	1 Bed / 1 Bath		\$1,375	\$ 1,375	\$1,500	\$ 1,500	Insurance	\$1,800
2	1 Bed / 1 Bath		\$1,375	\$ 1,375	\$1,500	\$ 1,500	Water	\$1,560 1 Meter
3	1 Bed / 1 Bath		\$1,300	\$ 1,300	\$1,500	\$ 1,500	Trash	\$1,680 \$140 per month
4	Studio		\$995	\$ 995	\$1,050	\$ 1,050	Gradening	
5	1 Bed / 1 Bath (Back Unit		\$1,425	\$ 1,425	\$1,600	\$ 1,600	Electricity	
			\$	-		\$	-	
			\$	-		\$	-	
			\$	-		\$	-	
Total Scheduled Rent:			\$	6,470		\$	7,150	
Laundry:			\$	-				
Parking/Garage								
Monthly Scheduled Gross Income:			\$	6,470		\$	7,150	*Total Expenses: \$ 19,915
Annual Scheduled Gross Income:			\$	77,640		\$	85,800	Per Net Sq. Ft.: \$ 6.66
Utilities Pai Gas, Electricity							Expenses Per Unit:	\$ 3,983