

23509 Delford Av, Carson 90745

## Elements Real Estate

909 N Sepulveda Blvd., Suite 385  
El Segundo Ca 90245

310-577-8777

### Investment Property

**PRICE: \$600,000**



### INVESTMENT SUMMARY

Down Payment:	\$240,000	40.00%
Year Built:	1974	
Units:	1	
Lot Sq. Ft.	5,296	SQ. FT.
Bldg. Sq. Ft.	1,810	SQ. FT.
Cost per NRSF:	\$331.49	
Cost per Unit:	\$600,000	
Expense / NRSF:	\$7.59	
	Current	Pro Forma
GRM:	16.67	15.15
CAP:	3.53%	4.11%
Cash on Cash:	1.00%	2.45%

### INVESTMENT HIGHLIGHTS

SCHEDULED INCOME:				Current		Proforma	
Units	Bed	Bath	Sq. Ft.	Avg. Rent	Monthly	Rent	Monthly
1	4	2	1,810	\$3,000	\$3,000	\$3,300	\$3,300
Total Scheduled Rent:					\$3,000		\$3,300
Other Income:							
Monthly Gross Income:					\$3,000		\$3,300
Annual Gross Income:					\$36,000		\$39,600

### ANNUAL INCOME

	Current			Pro Forma		
Scheduled Gross Income:	\$36,000			\$39,600		
Less Vacancy Reserve Rate:	\$1,080	3.00%	*	(\$1,188)	3.00%	
Gross Operating Income:	\$34,920			\$38,412		
Less Expenses:	(\$13,730)	35%	*	(\$13,730)	35%	
Net Operating Income:	\$21,190			\$24,682		
Less Debt Service:	(\$18,801)			(\$18,801)		
Pre-Tax Cash Flow:	\$2,389	1.00%	**	\$5,881	2.45%	
Plus Principal Reduction:	\$7,101			\$7,101		
Total Return Before Taxes:	\$9,490	3.95%	**	\$12,982	5.41%	

\* As a percent of Scheduled Gross Income

\*\* As a percent of Down Payment

### ESTIMATED ANNUAL EXPENSE

ITEM	AMOUNT
Taxes:	\$8,400.00
Insurance:	\$750.00
Water & Trash	\$0.00
Maintenance & Repairs:	\$1,500.00
Gardner	\$600.00
Reserves	\$500.00
Management Fee 5%	\$1,980.00
TOTAL EXPENSES:	\$13,730.00
Expense / NRSF:	\$7.59

### FINANCING INFORMATION

Price:	\$600,000	Terms:	30	Years Amortized
Down Payment:	\$240,000	Interest rate:	3.25%	30 year fixed
Loan amount:	\$360,000	Monthly Payment:	\$1,566.74	

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