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17093 Chatsworth St. Granada Hills, CA 91344 **8 Units**

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,995,000	
Down Payment: 35%	\$698,250	
Number of Units:	8	
Cost per Legal Unit:	\$249,375	
Current GRM:	14.19	12.02
Current CAP:	4.25%	5.48%
Year Built:	1963	
Approx. Building SF:	6,461	
Cost per Building SF:	\$308.78	
Approx. Lot SF:	6,849	
Zoning:	LAR3	
Parking:	10	

PROPOSED FINANCING	
Loan:	\$1,296,750
Interest:	3.50%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$140,594	\$166,020
Less Vacancy Reserve:	(\$4,218) 3.00% *	(\$4,981) 3.00% *
Gross Operating Income:	\$136,377	\$161,039
Less Expenses:	(\$51,680) 36.76% *	(\$51,680) 31.13% *
Net Operating Income:	\$84,696	\$109,359
Less Debt Service:	(\$69,876)	(\$69,876)
Pre-Tax Cash Flow:	\$14,820 2.12% **	\$39,483 5.65% **
Plus Principal Reduction:	\$24,886	\$24,886
Total Return Before Taxes:	\$39,707 5.69% **	\$64,370 9.22% **

* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.

HIGHLIGHTS
Property
* Soft-Story retrofit completed
* New water heater installed
* 3 units nicely renovated
* Spacious patios & balconies
Location
* Charming Granada Hills location
* Central SFV location near CSUN
* Great residential community
* Thriving rental market

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
5	1+1	-	\$1,326	\$6,631	\$1,595	\$7,975
2	2+1	-	\$1,715	\$3,430	\$1,895	\$3,790
1	2+2	-	\$1,580	\$1,580	\$1,995	\$1,995
Monthly Scheduled Rent:				\$11,641	\$13,760	
Laundry Income:				\$75	\$75	
Other Income:						
Monthly SGI:				\$11,716	\$13,835	
Annual SGI:				\$140,594	\$166,020	
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2019	
Tax Rate	1.25%	\$24,938
Insurance (New)	\$3,231	
Maint. / Repairs	\$4,800	
Utilities	\$8,135	
Rubbish	\$2,953	
Misc. / Reserves	\$2,000	
Off-Site Mgmt.	\$5,624	
Total Expenses:	\$51,680	
Per Gross Sq. Ft.:	\$8.00	
Expenses Per Unit:	\$6,460.03	

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PROPERTY ADDRESS 17093 Chatsworth St.					CITY Granada Hills	STATE CA	ZIP CODE 91344	
TOTAL # OF UNITS 8			# OF VACANT UNITS 0		# OF FURNISHED UNITS			# OF SECTION 8 UNITS
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
1		2 2		\$1,580.02				
2		1 1		\$1,180.33				
3		1 1		\$1,186.09				
4		2 1		\$1,850.00	Renovated Unit			
5		1 1		\$1,493.50	Renovated Unit			
6		1 1		\$1,176.24				
7		1 1		\$1,595.00	Renovated Unit Vacant			
8		2 1		\$1,580.02				

MONTHLY RENTAL INCOME:	\$11,641.20
MONTHLY LAUNDRY INCOME:	\$75.00
MONTHLY GARAGE INCOME:	\$0.00
MONTHLY OTHER INCOME:	\$0.00
TOTAL GROSS MONTHLY INCOME:	\$11,716.20

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent? Electricity Gas Garbage Heat Cable Water

Is the property subject to rent control? YES NO

If YES, what is the current allowable increase per annum?

What has been your average monthly occupancy rate over the preceding 12 Months?

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