

## SUMMARY

Analysis Type: **Selling**

Property Type: **Multi-Family**

Address: **1364 Tremaine Avem Los Angeles, CA, 90019**

Age of Property (Completion Year): **1939**

Site Area: **8,549 sq ft**

Gross Building Area: **4,396 sq ft**

Gross Leasable Area: **4,396 sq ft**

## INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom	1	1,200 (\$1.08)	\$1,300	\$15,600
2-bedroom	1	1,200 (\$2.50)	\$3,000	\$36,000
3-bedroom	1	1,500 (\$2.67)	\$4,000	\$48,000
studio	1	250 (\$4.00)	\$1,000	\$12,000
<b>Totals:</b>	<b>4</b>	<b>8,549</b>	<b>\$9,300</b>	<b>\$111,600</b>
<b>TOTAL INCOME:</b>			<b>\$9,300</b>	<b>\$111,600</b>
Vacancy Rate:	2%			

	Monthly	Annually
Property Income:	\$9,300	\$111,600
Additional Income:	\$0	\$0
Property Square Footage:	8,549	
<b>Total Estimate Gross Income (EGI):</b>		<b>\$109,368</b>

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$1,823	\$21,876	5,469.00	20
Insurance	\$200	\$2,400	600.00	2.19
Utilities			n/a	
Electricity	\$100	\$1,200	300.00	1.1
Water & Sewer	\$500	\$6,000	1,500.00	5.49



# Income Analysis

1364 Tremaine Avem Los Angeles, CA, 90019

Report courtesy of Troy Muljat

Garbage	\$200	\$2,400	600.00	2.19
Maintenance & Repair	\$200	\$2,400	600.00	2.19
Management			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$100	\$1,200	300.00	1.1

## Total Expenses

Monthly: \$3,123

Annual: \$37,476

% of Income: 34.27%

## VALUATION & CAP RATE

Property Value or Sale Price: \$1,750,000

Property CAP Rate: 4.11%

## LOAN INFORMATION

Down Payment (20%): \$350,000

Loan Amount (80%): \$1,400,000

Interest Rate: 6.5%

Amortization Period: 30 Years

Monthly Payment: \$8,849

Annual Debt Services: \$106,187

Debt Coverage Ratio: 0.68