



Media: 7 Los Angeles County (LA)

Have 5 Units

Area Los Angeles (City) (LA)

Entry Location Ground Level w/steps

Style Other

XSTS S/SLAUSON W/BUDLONG

Aerial Map

Features Frame & Stucco, Driveway, No Pool, No Spa

Terms Cash, Cash To New Loan

Gr Schd Inc \$ 49,608

List Type Exclusive Right To Sell or Lease/Full Service

TG [674A6](#)

Zip 90044-2745

Loans

Units 5

Gross Equity

Poss Close of Escrow

Price/Unit \$
Cap Rate 9.7%

View

Remarks Single story 5 units. Located in an area of mostly single family homes. Property consist of two duplexes and one individual unit at rear of lot. Four 1 br. 1 ba. and one 2 br. 1 ba. unit. Individual water heaters makes for low expenses. Income and expenses shown are actual (ACT). Market (MKT) rents are also listed. Great cash flow. Only 8.37 x gross on actual rents. Only 7.7 x gross on leveled rents. Positive cash flow of \$1,341 monthly with 25% down on ACTUAL rents. Cash on cash return of 15.5% with 25% down. See PDF in Media to review income, expenses, cash flow analysis and loan quotes. Directions S/SLAUSON W/BUDLONG. Take 110 Frwy. exit Slauson West. Turn left on Vermont then right on 62nd. Pass Budlong look for address.

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 49,608	Tax Area	212	Water	District/Public
Vacancy Allow	2% \$ 992	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$ 992				
Gross Oper Income	\$ 49,211	Land	\$ %		
Actual Gross Annual Income	\$ 49,608				
Operating Exp	18% \$ 8,972	Imprvmnts	% \$		
Net Oper Income	\$ 40,239	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot# 197	Blk# Tract # 3987
Cap Rate	9.7%	Zoning		Lot Size	
Gross Multiplier	8.37 X Gross	LtSqft	6708/Assessor	#Bdgs 3	Yr Blt 1923

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
ACT								
1	1	1		850	850	New Tax \$ 5,134	Due	Lender
1	1	1		792	792	Ins \$ 1,606	Assumable	Fee
1	1	1		775	775	Wrk Comp \$ 0	@ \$	/Mo
1	1	1		667	667	Gas \$ 0	Due	Lender
1	2	1		1050	1050	Electric \$ 600	Assumable	Fee
MKT								
4	1	1		850	3400	Water/Sw \$ 1,632	# Sep Mt: Water 1	Gas 5 Elec 5
1	2	1		1050	1050	Trash \$ 0	Approx Total SqFt: 2724	
						Supplies \$ 0	App Avg Apt SqFt: Studio /	1BR/
						Mnt \$ 0 0%	SqFt: 2BR/	Tot Bld Sqft 2,724
						Pest Ctl \$ 0	3BR/	Name Other
						Licenses \$ 0	SubArea/Tract OTHR	YrExp
						Gardener \$ 0	Land Fee Lse \$	Cstl Sld
						Pool \$ 0	Zones: Spc Std Fld	Bldg Permit
						Manager \$ 0	Adds, Alts, Repairs?	#Caprt # Garages
						Prof Mgt \$ 0	Tot Prkg 4	Garage, # cars
						Furn Rep \$ 0	# Uncovered Spcs#Patio	Rec Room No
						Other: \$ 0	Tenant Pays Gas Yes	Elec Yes Water No
						Advertising \$ 0	Rent Control Yes	Cable TV Yes Water Heater Yes
						Elevator \$ 0	Private Transfer Taxes No	Special Conditions None
						Security \$ 0		
						Total \$ 8,972		

Additional Property Features

Stry One Level		Swr In, Connected & Paid	Cent A/C	#Wall A/C	Elevtr No
#Cpts	#Drap 5	#Rnges 5	#Refrg	#Displs 5	#D/W
Wtr Htrs Yes	Wtr Htr Desc	Water District	Alley	Paved	
Pool No Pool	Htd N	Spa No Spa	Sauna No		
Cnst Frame & Stucco			Flrs Hardwood	Roof Composition/Shingle	
ADA Compliant No		Exterior Construction Stucco		Heat	
Kitchen Desc		Disability Access None			
Structures, Other					

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Contact Information

This Report was created by:

Agent: Mike	Phone:		Pager: 000-0000
Lembeck	949-218-	Mobile Ph:	
	3013		
Office: Keller	Fax: 949-	Email:	Website:
Williams	282-0099	mikelembeck@cox.net	www.mikelembeck.com
Realty			Blog WSite
			www.mikelembeck.com/investment_properties.htm

Listing Activity

LP/SqFt \$152.35	Orig Price \$ 446,500	Prev Price \$ 446,500	Current Price \$415,000
-------------------------	------------------------------	------------------------------	--------------------------------

If a listing displays "Short Sale/Subj to Lender Approval***" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS®

Scroll Down For Loan Quotes, Ca

Property Address	1221 W. 62nd St. Los Angeles			
Sale Price		\$415,000		
Gross Schedule Income		\$49,608		
Percent Down		25%		
	Loan Amount	Interest Rate	Years	Payment
Loan Payment 1st	\$311,250	6.88	30	\$2,045
Loan Payment 2nd				\$0
Loan Payment 3rd				\$0
SALE PRICE	\$ 415,000		Percent Down	25%
1221 W. 62nd St. Los Angeles	YEARLY	MONTHLY	Down Payment	\$103,750
Gross Scheduled Income	\$49,608	\$4,134	Gross Multiplier	8.37
Laundry	\$0	\$0		
Total	\$49,608	\$4,134	Cash On Cash	15.52%
Minus Vacancy 2%	\$992	\$83		
			Annual Cash Return	\$16,099.71
Gross Operating Income	\$48,616	\$4,051	Monthly Cash Return	\$1,341.64
Expenses				
Taxes 1.15%	\$ 5,134	\$428		
Insurance	\$1,606	\$134		
Water/Utilities	\$1,632	\$136		
Gas	\$0	\$0		
Electric	\$600	\$50		
Licenses	\$0	\$0		
Trash	\$0	\$0		
Gardening	\$0	\$0		
Pool Service	\$0	\$0		
Pest Control	\$0	\$0		
Repairs/Maintenance	\$0	\$0		
Security	\$0	\$0		
Off-site Management	\$0	\$0		
Misc. Supplies	\$0	\$0		
Reserve	\$0	\$0		
Total Expenses	\$8,972	\$748		
Loan Expenses				
1st	\$24,536	\$2,045	1st Loan Amt=	\$ 311,250
2nd	\$0	\$0	2nd Loan Amt=	\$0
3rd	\$0	\$0	3rd Loan Amt=	\$0
Total Loan Expenses	\$24,536	\$2,045		
Gross Schedule Income	\$49,608	\$4,134		
Total Costs (Expenses + Loan)	\$33,508	\$2,792		
Total Cash Flow	\$16,100	\$1,342		



March 18, 2009
MIKE LEMBECK
 1221 w 62nd St.
 Los Angeles, Ca.

Greg Cieszko
 Investment Property Specialist
 949-417-2272 Phone
 310-531-8367 Fax
greg@ventwest.com

LOAN OPTIONS			
	1	2	3
	3 Year Fixed	5 Year Fixed	7 Year Fixed
LOAN PLAN			
PURCHASE PRICE	\$415,000	\$415,000	\$415,000
LOAN AMOUNT	\$311,250	\$311,250	\$311,250
DOWN PAYMENT	\$103,750	\$103,750	\$103,750
LOAN TO VALUE	75%	75%	75%
DEBT COVERAGE RATIO	1.15 min	1.15 min	1.15 min
CURRENT INTEREST RATE	6.875%	7.125%	7.250%
VARIABLE RATE INDEX	12 MAT	12 MAT	12 MAT
VARIABLE RATE MARGIN	2.500%	2.500%	2.500%
FLOOR / CEILING	6.00% / 11.00%	6.00% / 11.00%	N/A
LOAN TERM	10	10	7
AMORTIZATION IN YEARS	30	30	30
MONTHLY PAYMENT	\$2,045	\$2,097	\$2,123
RECOURSE	Standard	Standard	Standard
IMPOUNDS	Taxes	Taxes	Taxes
PRE-PAYMENT	3,2,1	3,2,1,1	5,4,3,2,1
LOAN FEE	1% + \$650	1% + \$650	1% + \$650
ESTIMATED COSTS			
Appraisal/Due Diligence	\$2,500	\$2,500	\$2,500
Closing/Processing/U.writing	\$1,500	\$1,500	\$1,500
NOTES	<ul style="list-style-type: none"> • • • • 		

Scroll Down For Loan Quotes, Ca

