

Mariposa Villas

6 Units
1412 S. Mariposa Ave.
Los Angeles, CA 90006



Summary	Current	Market	Financing
Price:	\$850,000		Proposed Financing:
Down Payment	\$850,000		First Loan Amount: New
Number of Units:	6		Terms: 5/30 Years
Cost per Unit:	\$141,667		Interest rate: 6.00%
Current GRM:	12.71	7.98	TREMENDOUS RENTAL UPSIDE! Well maintained building Great Unit Mix of Five 2+1 and One 1+1! 1 Block E of Normandie & 1 block W of Pico. Close to 10 Fwy. and New Loyola High School.
Current CAP:	6.06%	10.6%	
Approx. Age:	1963		Contact: Milan P. Rubenstein
Approx. Lot Size:	6,490		Phone: 310-455-0830 Cell: 818-445-3529
Approx. Net RSF:	5,325		FAX: 323-933-4912
Cost per Net RSF:	\$159.62		Email: milan@milanproperties.com

Annualized Operating Data			Market	
	Current Rents		Market Rents	
Scheduled Gross Income:	\$66,900		\$106,500	
Less Vacancy Rate Reserve:	(\$1,338)	*	(\$2,130)	*
Gross Operating Income:	\$65,562		\$104,370	
Less Expenses:	(\$14,025)	*	(\$14,025)	*
Net Operating Income:	\$51,537		\$90,345	
Less Loan Payments:				
Pre-Tax Cash Flow:	\$51,537	6.1% **	\$90,345	10.6% **
Plus Principal Reduction:				
Total Return Before Taxes:	\$51,537	6.1% **	\$90,345	10.6% **

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

Scheduled Income					Estimated Expenses		
No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Current Rents Monthly Avg Rent/Unit	Monthly Income	Market Rents Monthly Rent/Unit	Monthly Income	
5	2+1		\$996.00	\$4,980	\$1,495	\$7,475	Taxes New \$9,375
1	1+1		\$445.00	\$445	\$1,250	\$1,250	Tax Rate 0.0125
Total Scheduled Rent:					\$5,425	\$8,725	Insurance \$1,200
Laundry					\$150	\$150	Utilities \$2,000
Monthly Scheduled Gross Income:					\$5,575	\$8,875	Trash \$650
Annual Scheduled Gross Income:					\$66,900	\$106,500	Est Maint/Repairs \$800
							*Total Expenses: \$14,025
							Per Net Sq. Ft.: \$2.63
							Expenses Per Unit: \$2,337.50

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