

Mariposa Villas

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



Summary	Current	Market	Financing
Price:	\$995,000		Proposed Financing:
Down Payment	\$995,000		First Loan Amount: New
Number of Units:	6		Terms: 5/30 Years
Cost per Unit:	\$165,833		Interest rate: 6.00%
Current GRM:	14.87	9.34	TREMENDOUS RENTAL UPSIDE! Well maintained building Great Unit <i>Mix of Five 2+1 and One 1+1! 1 Block E of Normandie & 1 block W of Pico.</i> <i>Close to 10 Fwy. and New Loyola High School.</i>
Current CAP:	5.18%	9.1%	
Approx. Age:	1963		Contact: Milan P. Rubenstein Phone: 310-455-0830 FAX: 310-455-0729 Cell: 818-445-3529 Email: milan@milanproperties.com
Approx. Lot Size:	6,490		
Approx. Net RSF:	5,325		
Cost per Net RSF:	\$186.85		

Annualized Operating Data

	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	5.2% **	\$90,345	9.1% **
Plus Principal Reduction:				
Total Return Before Taxes:	\$51,537	5.2% **	\$90,345	9.1% **
* As a percent of Scheduled Gross Income.				
** As a percent of Down Payment.				

Scheduled Income

Estimated Expenses

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

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