

# Mariposa Villas

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



Summary	Current	Market	Financing
<b>Down Payment</b>	<b>\$995,000</b>		Copper plumbing! Non Rent Control! Low GRM! Low cost per sq ft! Pride of ownership! Ample parking
<b>Number of Units:</b>	<b>6</b>		
<b>Current GRM:</b>	<b>14.87</b>	<b>9.34</b>	<i>TREMENDOUS RENTAL UPSIDE! Well maintained building Great Unit Mix of Five 2+1 and One 1+1! 1 Block E of Normandie &amp; 1 block W of Pico. Close to 10 Fwy. and New Loyola High School.</i>
<b>Current CAP:</b>	<b>5.18%</b>	<b>9.1%</b>	
Approx. Age:	1963		<b>Contact: Milan P. Rubenstein</b> <b>Phone: 310-455-0830</b> <b>FAX: 310-455-0729 Cell: 818-445-3529</b> <b>Email: <a href="mailto:milan@milanproperties.com">milan@milanproperties.com</a></b>
Approx. Lot Size:	6,490		
Approx. Net RSF:	5,325		
Cost per Net RSF:	\$186.85		

## Annualized Operating Data

		Market	
		Current Rents	Market Rents
<b>Scheduled Gross Income:</b>	<b>\$66,900</b>	<b>\$106,500</b>	
Less Vacancy Rate Reserve:	(\$1,338)	(\$2,130)	*
Gross Operating Income:	\$65,562	\$104,370	
Less Expenses:	(\$14,025)	(\$14,025)	*
<b>Net Operating Income:</b>	<b>\$51,537</b>	<b>\$90,345</b>	
Less Loan Payments:			
Pre-Tax Cash Flow:	<b>\$51,537</b>	<b>\$90,345</b>	<b>9.1% **</b>
Plus Principal Reduction:			
<b>Total Return Before Taxes:</b>	<b>\$51,537</b>	<b>\$90,345</b>	<b>9.1% **</b>

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

## Scheduled Income

## Estimated Expenses

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

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies