

# CONSIDERING REAL ESTATE AS AN INVESTMENT?

*This property is perfect for you!*

**LISTED AT**  
\$315,000

**OFFER**  
\$305,000

**Cap Rate = 6.76%**

**25% DOWN\***

Cash in Your Pocket:  
\$6,721 (per year)



**11242 S. Budlong , LA 90044**

These are 3 units in a non rent control area of Los Angeles County. Property consists of 3 bd, 2 ba; 2 bd, 1 ba; and 1 bd, 1 ba; and all are in good condition. The 2 bd will be vacant as a result of an eviction. All are detached with fenced yard, parking in the rear with one garage and others are open parking. Property has new roof. Low maintenance. All offers considered; however, court confirmation is required

*Great investment property!*  
*No Repairs Required to Rent*  
*2 Units already Rented*

**Contact me for your FREE investment package!**

**Property-specific report includes:**

- Investment Opportunity & Calculations
- Financial Portrait of the Deal
- Optimizing your Real Estate Investment



**CERTIFIED INVESTOR  
AGENT SPECIALIST™**



**For more information contact:**  
Allan Ephraim, CIAS  
RE/MAX PV Realty  
(310)541-6389  
mailto: aephraim@remaxpv.com  
www.allanehomes.com  
DRE #01361247

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### Real Estate Investment Calculation

<b>Assumptions</b>	<b>LIST PRICE</b>	<b>\$315,000</b>			
	Selling Property Price	\$305,000			
	Monthly Rent	\$3,049	<b>Gross Annual Rent</b>	<b>\$36,588</b>	
<b>Annualized Expenses</b>					
	Taxes	\$3,938	Utilities/Trash	\$2,400	
	Insurance	\$2,593	Lawn Service	\$420	
	HOA	\$0	Maintenance	\$1,120	
	Management	\$3,659	Vacancy Reserve	\$1,829	
			<b>Total Expenses</b>	<b>\$15,959</b>	
<b>Net Operating Income</b>					
	Gross Annual Rent	\$36,588			
	Total Expenses	\$15,959			
			<b>NOI</b>	<b>\$20,629</b>	
<b>Cap Rate</b>					
	NOI	\$20,629			
	Property Price	\$305,000			
			<b>CAP Rate</b>	<b>6.76%</b>	
<b>Cash Flow</b>					
	NOI	\$20,629	# Years	30	
	Debt Service	\$13,909	Rate (APR)	4.50%	
		<b>Cash Flow</b>	<b>\$6,721</b>	% Down	25.00%
			Closing Costs	\$6,863	
			Payment (annually)	(\$13,909)	
<b>Cash-On-Cash Return</b>					
	Cash Flow	\$6,721			
	Amount Down	\$83,113			
			<b>Cash-On-Cash Return</b>	<b>8.09%</b>	
<b>Debt Service Ratio</b>					
	Monthly NOI	\$1,719			
	Mortgage Payment	\$1,159			
			<b>DSR</b>	<b>1.48</b>	

Cash Investment      \$76,250  
Max Purchase Price

**\$305,000**

<b>NOI</b>	<b>\$20,629</b>
<b>CAP Rate</b>	<b>6.76%</b>
<b>Cash Flow</b>	<b>\$6,721</b>
<b>Cash-On-Cash Return</b>	<b>8.09%</b>
<b>DSR</b>	<b>1.48</b>
<b>Gross Rent Multiplier</b>	<b>100.03</b>

**\$295,000**

<b>NOI</b>	<b>\$20,714</b>
<b>CAP Rate</b>	<b>6.99%</b>
<b>Cash Flow</b>	<b>\$7,262</b>
<b>Cash-On-Cash Return</b>	<b>8.79%</b>
<b>DSR</b>	<b>1.54</b>
<b>Gross Rent Multiplier</b>	<b>96.75</b>

**\$285,000**

<b>NOI</b>	<b>\$20,799</b>
<b>CAP Rate</b>	<b>7.24%</b>
<b>Cash Flow</b>	<b>\$7,803</b>
<b>Cash-On-Cash Return</b>	<b>9.78%</b>
<b>DSR</b>	<b>1.60</b>
<b>Gross Rent Multiplier</b>	<b>93.47</b>

**\$275,000**

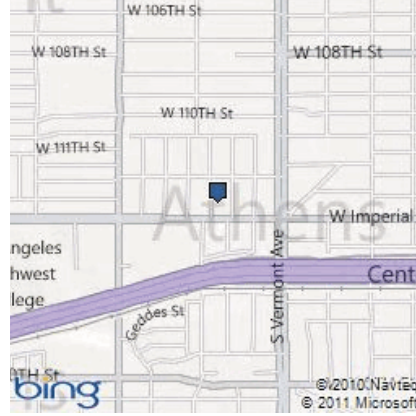
<b>NOI</b>	<b>\$20,884</b>
<b>CAP Rate</b>	<b>7.50%</b>
<b>Cash Flow</b>	<b>\$8,344</b>
<b>Cash-On-Cash Return</b>	<b>10.84%</b>

Status: **Active**  
List Dt: **08/30/2011**

MLS#: **R1105572**

APN#: **6076026017**  
\$/Sqft: **\$175.98**

List Price: **\$ 315,000**  
Original List Price: **\$ 315,000**



Sqft/Lot Sqft: **1,790 / 5,794(A)**  
Year Built: **1957**  
DOM/CDOM: **28/2,136**  
Map Book: **704A6**  
Stories:  
Entry Loc:  
Units in Bldg: **3**  
Land: **Fee**  
Num of Bldgs: **3**  
Sale Type: **Probate Listing**  
Rnt Cntrl: AC: **N** 55+: **N**  
View: **N** Pool: **N** FP: **N**

**Description**

These are 3 units in a non rent control area of Los Angeles County. Property consists of 3 bd, 2 ba; 2 bd, 1 ba; and 1 bd, 1 ba; and all are in good condition. The 2 bd will be vacant as a result of an eviction. All are detached with fenced yard, parking in the rear with one garage and others are open parking. Property has new roof. Low maintenance. All offers considered; however, court confirmation is required.

Directions: **One half block North of Imperial; a few blocks West of Vermont**

**Features**

Appliances: Laundry:  
Cooling: Rooms:  
Fireplace: Structure:  
Floor: Utilities: **Sewer In Street Paid**  
Heating: View:  
HOA:

**Financial Information**

GSI: **\$38,640** Gross Mlt: **8.15** Cap Rate: **10.77** Land\$/%:  
SI: Net Oper Income: **\$33,920** Operating Expense\$/%: **\$4,720** Improv\$/%:  
GOI: **0** Loan Payment: Vacancy Allowance\$/%: Prsn Prop\$/%:

**Unit Information**

# of Units	# of Bdr:	# of Baths:	Furnished?:	Actual Rent:	Total Rent:	Pro Forma:	Number of Units With:
1.	0	0.00		\$0			Separate Electric Meters: 3
2.	0	0.00		\$0			Gas Meters: 3
3.	0	0.00		\$0			Water Meters:
4.	0	0.00		\$0			Carpet:
5.	0	0.00		\$0			Dishwasher:
6.							Disposal:
7.							Drapes:
8.							Patio:
9.							Ranges:
10.							Refrigerator:
11.							Wall AC:
12.							
13.							

#Leased: Total: Approx Unit Sizes:  
Other Inc #1: Studio SqFt:  
Other Inc #2: 1 Bdr SqFt:  
Gar Inc: 2 Bdr SqFt:  
Other Exp: **\$0** 3 Bdr SqFt:  
Monthly GSI: **\$3,049**  
Projected Rent:

**Annual Operating Expense**

New Tax: **\$3,938** Water/Swr: **\$2,400** Pest Ctrl: **\$0** Prof Mgt:  
Ins: **\$0** Trash: **\$0** Licenses: **\$0** Furn Rep: **\$0**  
Wrk Comp: **\$0** Supplies: **\$0** Gardener: **\$420** Security:  
Gas: **0** Cable TV: **\$0** Pool: Oth Exp Amt: **\$0**  
Electric: **0** Mntnce: **/0.00** Manager: **\$0** Total:

Parking Information

Garage Spaces:                      Parking Spaces:                      Carport Spaces:                      Total Parking: Spaces:    **3**

Office Information

LO:                      **International Realty & Inv**  
LA:                      **Malcolm Bennett**  
LA DRE:                **00603039**  
CoLO:                   **International Realty & Inv**  
CoLA:                   **Ruth Hayles**  
CoLA DRE:            **00842547**  
LstType:               **Probate**  
SOC:                    **2.50%**

LP Chng Dt:  
DVRC:                   **No**  
Poss:  
Prof Mang.:  
OccName:  
Service Type:        **Full Service**  
Showing:              **24HR, AO**

Contact Information

Off#:                    **562-427-8626**  
Off Fax:                **562-427-8408**  
1. Other:  
2. LA TollFree:  
3. LA Direct:         **562-427-8626**  
4. LA Cell:  
5. LA Email:           **mac11215@aol.com**  
6. Office Ph:          **562-427-8626**

SOC Rmrks:

Agent Remarks: **Call listing office; tenants are cooperative. Please give 24 hour notice to show interior units.**