

EXCLUSIVELY OFFERS FOR SALE

11041 Moorpark Street
W. Toluca Lake (Los Angeles), CA 91602
6 Multi-Residential Units



Price: \$1,550,000
Down: \$735,000 47%
Loan: \$815,000
Interest Rate: 4.13%

Additional Loan Terms: 1st Loan Fixed for 3 years.

INVESTMENT HIGHLIGHTS

- First Time on the Market in Over 50-Years
- Prime West Toluca Lake Location
- Excellent Rental Exposure on Major Thoroughfare
- WalkScore of 77 - "Very Walkable"
- Easy Access to 101 & 134 Freeways
- 2-2+1 and 4-1+Den+1 with 20%+ upside in rents
- Pitched Roof - Raised Foundation - Copper Plumbing
- Front and Back Unit Entries
- Individually Metered Gas and Electric
- Individual Water Heaters
- Laundry Room Onsite (Machines Owned)
- One to One Parking Ratio
- 1 Mile Median HH Income of \$73,468

FINANCIAL INDICATORS

	Current Rents	Market Rents
Gross Rent Multiplier:	15.03	12.47
Capitalization Rate:	4.05	5.18
Cost Per Unit	\$258,333	--
Cost Per Square Foot:	\$323.05	--
Cash Flow:	2.1%	4.5%
Total Return:	4.0%	6.4%
Internal Rate of Return (7 year hold)		
Pre Tax:	7.5%	--
Post Tax:	5.5%	--
Rent Per Square Foot:	\$1.79	\$2.16
Parcel Number:	2423-012-027	
Year Built:	1952	
Zoning:	LAR3	

Please do not go on-site without an appointment. Drive by only. Do not disturb the residents.

A complete marketing package is available for those seriously considering the property.

For additional information contact:

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Financial Summary

6 # Units	\$258,333 Cost Per Unit	4.05 Cap Rate	15.03 GRM	\$323.05 Cost Sq.Ft.	\$7.98 / Expense Sq.Ft.	\$6,382 Unit	1952 Year Built
\$1,550,000 Price		\$735,000 Down Payment	47% % Down	Vineland Ave. Nearest Cross Street		0-013 Tax Area	
\$815,000 1st Loan		New New / Assume	4.13% Interest Rate	Fixed Variable / Fixed	30 Amort. Period	2048 Year Due	Institutional Lender

Loan Terms: 1st Loan Fixed for 3 years.

2423-012-027 Parcel Number	LAR3 Zoning	4,798 Assessors Sq. Ft.	7,826 Lot Sq. Ft.	.18 Acres Lot Dimensions	6 Total Parking	1:1 Parking Ratio
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ANNUAL OPERATING ANALYSIS:

		Current Rents		Market Rents	
Scheduled Gross Income:		\$	103,126	\$	124,320
less Vacancy Reserve:	2.0%	\$	2,063	3.0%	\$ 3,730
Gross Operating Income:		\$	101,063		\$ 120,590
Less Expenses:	37.1%	\$	38,294	32.4%	\$ 40,247
Net Operating Income:		\$	62,769		\$ 80,343
less Loan Payments:		\$	47,399		\$ 47,399
Cash Flow:	2.1%	\$	15,370	4.5%	\$ 32,945
plus Equity Build-up:		\$	14,044		\$ 14,044
Total Return:	4.0%	\$	29,414	6.4%	\$ 46,988

RENTAL INCOME OVERVIEW:

# Units	Bed + Bath	Sq. Ft. Range	Current Rents	Market Rents	Market Indicators
4	1+Den + 1	680 - 680	\$ 5,541	\$ 6,600	12.47
2	2 + 1	925 - 925	\$ 2,993	\$ 3,700	Market GRM
			\$ -	\$ -	5.18
			\$ -	\$ -	Market CAP
			\$ -	\$ -	\$1.79
			\$ -	\$ -	Current Rent Per Sq.Ft.
			\$ 8,534	\$ 10,300	\$2.16
			\$ 60	\$ 60	Market Rent Per Sq.Ft.
			\$ -	\$ -	
			\$ 8,594	\$ 10,360	
			\$ 103,126	\$ 124,320	

ESTIMATED ANNUAL EXPENSES:

TAX COMPUTATION:

Property Tax:	1.20%	\$ 18,600	18.0%
Management:		\$ 5,017	5.0%
Maintenance:		\$ 5,053	5.0%
Property Insurance:		\$ 2,405	2.3%
Water:		\$ 3,977	3.9%
Power:		\$ -	
Gas:		\$ 218	0.2%
Rubbish:		\$ 1,249	1.2%
Landscaping:		\$ 960	0.9%
Pool:		\$ -	
License and Fees:		\$ 407	0.4%
Pest Control:		\$ 408	0.4%
Elevator:		\$ -	
Total Expenses:		\$ 38,294	37.1%

Net Operating Income:	\$ 62,769
Less Interest:	\$ 33,355
Less Depreciation:	
Ratio: Land / Building / Personal:	25 / 75 / 0
Building Cost:	\$ 1,162,500
Useful Life:	27.5 Yrs.
Personal Property Cost:	
Useful Life:	Yrs.
Taxable Income (Loss):	\$ (12,859)
Estimated Tax Bracket:	37.5%
Potential Tax Savings*:	\$ 4,822

*Potential tax savings may be allowable to investors who have sufficient passive rental income to absorb this excess loss (if any)

Rent Schedule

APARTMENT NUMBER	# BED ROOMS	# BATH ROOMS	EST. SQUARE FEET	MONTHLY RENT	RENT PER SQUARE FOOT	EST. MARKET RENT	MARKET RENT SQUARE FOOT	VARIANCE	PERCENT VARIANCE
1	1+Den	1	680	\$1,277.67	\$1.88	\$1,650.00	\$2.43	\$372.33	29.1%
2	1+Den	1	680	\$1,483.56	\$2.18	\$1,650.00	\$2.43	\$166.44	11.2%
3	2	1	925	\$1,461.08	\$1.58	\$1,850.00	\$2.00	\$388.92	26.6%
4	1+Den	1	680	\$1,543.46	\$2.27	\$1,650.00	\$2.43	\$106.54	6.9%
5	1+Den	1	680	\$1,236.03	\$1.82	\$1,650.00	\$2.43	\$413.97	33.5%
6	2	1	925	\$1,532.00	\$1.66	\$1,850.00	\$2.00	\$318.00	20.8%

MONTHLY INCOME	\$8,534	\$10,300	
LAUNDRY	\$60	\$60	
OTHER INCOME	\$0	\$0	
MONTHLY TOTAL	\$8,594	\$10,360	VARIANCE
ANNUAL TOTAL	\$103,126	\$124,320	20.6%