

FOR SALE

PRIME EL SEGUNDO APARTMENT BUILDING

431 INDIANA STREET

\$5,000,000 19+2 NON CONFORMING UNITS - 21 TOTAL UNITS



NRT



INVESTMENT OVERVIEW

Price:	\$5,000,000
Down Payment:	\$2,100,100 42%
Number of Units:	19+2 *NCU
Cost Per Unit With NCU:	\$238,095
Cost Per Unit Without NCU:	\$263,158
GRM With NCU Income:	13.31
GRM Without NCU Income:	14.05
CAP Rate with NCU Income:	4.77%
CAP Rate without NCU Income:	4.39%
Year Built:	1965
Parking Spaces:	21
Approximate Lot Size:	139' X 133' 18,465 SF
Approximate Bldg. Size:	16,970 SF
Cost Per SF:	\$294.64
Thomas Guide Map Page:	732-G/1

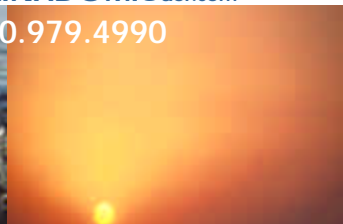
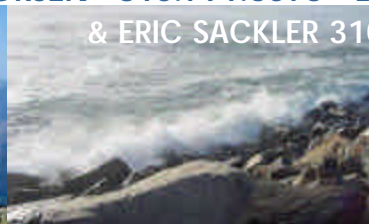


PROFESSIONALLY LANDSCAPED COURTYARD

*NCU - NON CONFORMING UNITS

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RENT ROLL

UNIT	TYPE	INCLUDING NCU INCOME	NOT INCLUDING NCU INCOME
A	3+2	\$1,250	\$1,800
B	2+2	\$1,250	\$1,500
C	2+2	\$1,250	\$1,500
D	3+2	\$1,250	\$1,800
E	3+2	\$1,250	\$1,800
F	1+1	\$1,250	\$1,275
G	1+1	\$1,275	\$1,250
H	1+1	\$1,500	\$1,250
I	3+2	\$1,500	\$1,800
J	3+2	\$1,500	\$1,800
K	2+2	\$1,500	\$1,500
L	2+2	\$1,800	\$1,500
M	3+2	\$1,800	\$1,800
N	1+1	\$1,800	\$1,250
O	3+2	\$1,800	\$1,800
P	1+1	\$1,800	\$1,250
Q	1+1	\$1,800	\$1,250
R	1+1	\$1,800	\$1,250
S	3+2	\$1,800	\$1,800
1	S+1	\$750 _{NCU}	
2	S+1	\$900 _{NCU}	
Total Rental Income		\$30,825	\$29,175
Additional Income			
Laundry		\$240	\$240
Storage		\$250	\$250
GI/Mo.		\$31,315	\$29,665
GI/Yr.		\$375,780	\$355,980

SCHEDULED INCOME

# OF UNITS	UNIT TYPE	AVG. RENT PER UNIT	MONTHLY INCOME
7	1+1	\$1250	\$8775
4	2+2	\$1500	\$6000
8	3+2	\$1800	\$14,400
* 2	Studio+1	\$825	\$1650
* Non Conforming Units			
TOTAL SCHEDULED RENT		WITHOUT NCU *	WITH NCU *
		\$29,175	\$30,825
ADDITIONAL INCOME			
LAUNDRY INCOME:		\$240	\$240
STORAGE:		\$250	\$250
MONTHLY SGI:		\$29,655	\$31,315
ANNUAL SGI:		\$355,980	\$375,980

EXPENSES

NEW TAXES	1.12%	\$56,000
INSURANCE		\$6,788
WATER		\$2,034
TRASH		\$2,640
GAS (for laundry room)		\$3,821
ELECTRIC (for common areas)		\$2,041
GARDENER		\$1440
MANAGEMENT 5%		\$16,630
ON SITE MANAGEMENT		\$15,000
REPAIRS & MAINTENANCE		\$7,350
RESERVES		\$4,800
TOTAL EXPENSES		\$118,544 33.3%
EXPENSES PER UNIT		\$6,239
EXPENSES PER SQ FT		\$6.99

ANNUALIZED OPERATING DATA

	WITHOUT NCU INCOME	WITH NCU INCOME
SCHEDULED GROSS INCOME	\$355,980	\$375,780
(VACANCY)	\$17,799 5.00%	\$18,789 5.00%
EFFECTIVE GROSS INCOME	\$338,181	\$356,991
(EXPENSES)	\$118,544 33.3%	\$118,544 31.6%
NET OPERATING INCOME	\$219,637	\$238,447
** (LOAN PAYMENTS)	\$181,533	\$181,533
PRE-TAX CASH FLOW	\$38,104 ***1.8%	\$56,914 ***2.7%

*NCU – non-conforming units

** Based on \$2,900,000 1ST TD at 4.75% amortized 30 Years – Fixed for 1 year

***Cash on Cash Return



PROPERTY LOCATOR MAP

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