



BEACHWOOD CANYON PORTFOLIO

11-Unit Building

Triplex

Single Family House



OFFERING HIGHLIGHTS:

Fantastic Beachwood Canyon portfolio with views of the Hollywood sign

Three parcels totaling 22,433 sq. ft. of land, zoned LARD1.5

11-unit building: (7) 2-story, 2-bedroom, (4) 1-bedroom+loft; **45% upside in rent**

Triplex: (1) 3-bedroom (1) 2-bedroom, (1) 1-bed+den; **111% upside in rent**

Non-rent controlled 2+1.5 house; **89% upside in rent**

Three buildings sold as portfolio

PRICE REDUCED: \$4,450,000

EXCLUSIVELY LISTED BY:

Prosser Stevens Real Estate Investments

2701 Ocean Park Blvd. Suite 140, Santa Monica, CA 90405

310.482.2209 properties@prosserstevens.com



CONTENTS

Portfolio Location

Portfolio Parcel Map

Beachwood Canyon Information

11-UNIT INFORMATION

Summary, Financial Overview, Rent Roll, Photos, Sales Comparables

Multifamily Rent Comparables

TRIPLEX INFORMATION

Summary, Financial Overview, Rent Roll, Photos, Sales Comparables

SINGLE FAMILY HOUSE INFORMATION

Summary, Financial Overview, Rent Roll, Photos, Sales Comparables

Single Family Rent Comparables

PORTFOLIO

Financial Summary, Rent Roll

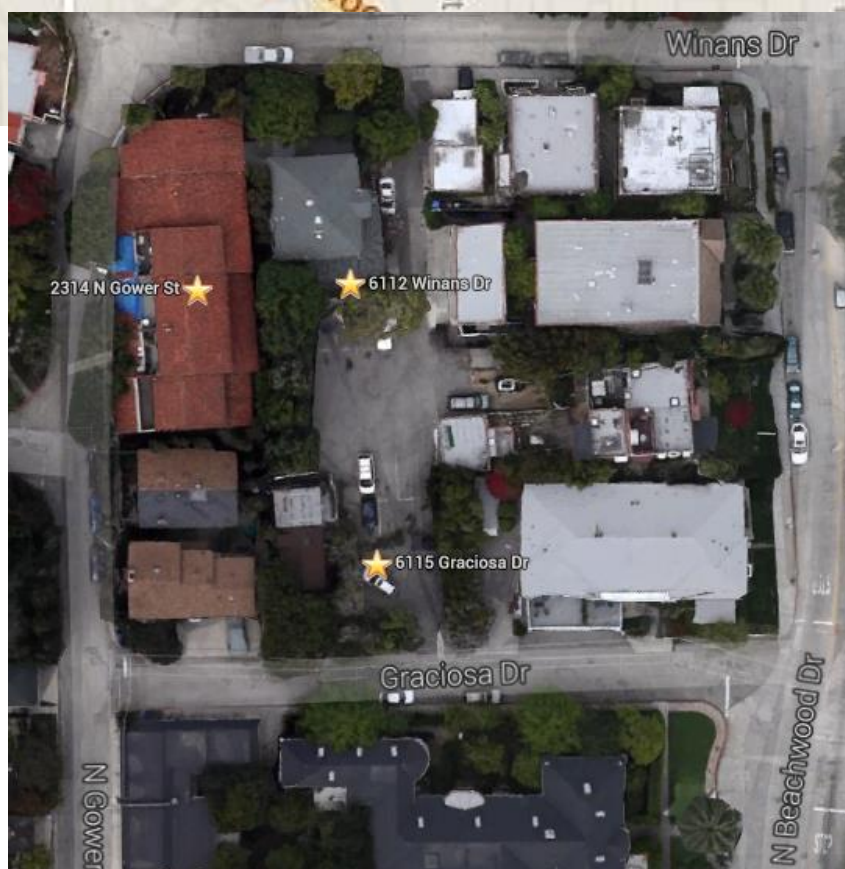
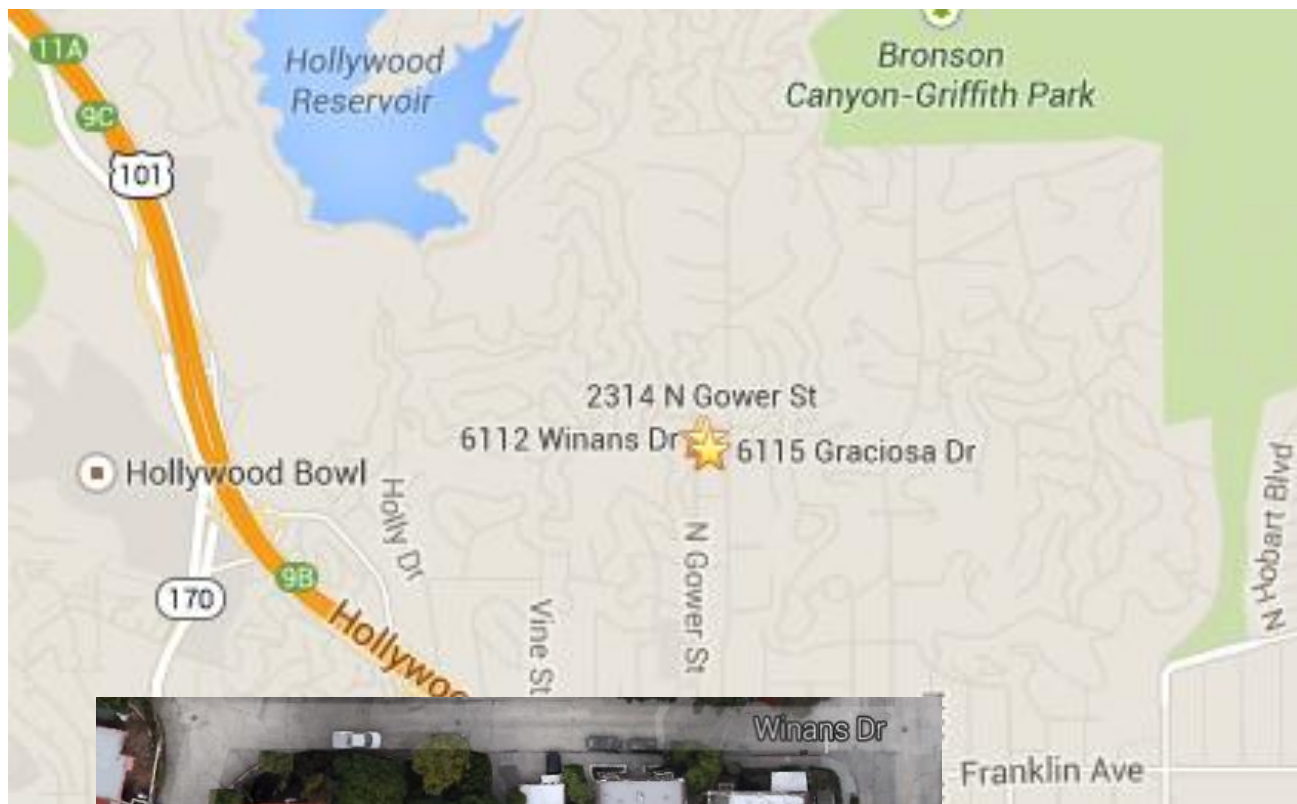
Please contact: Kenny Stevens

Kenny@ProsserStevens.com

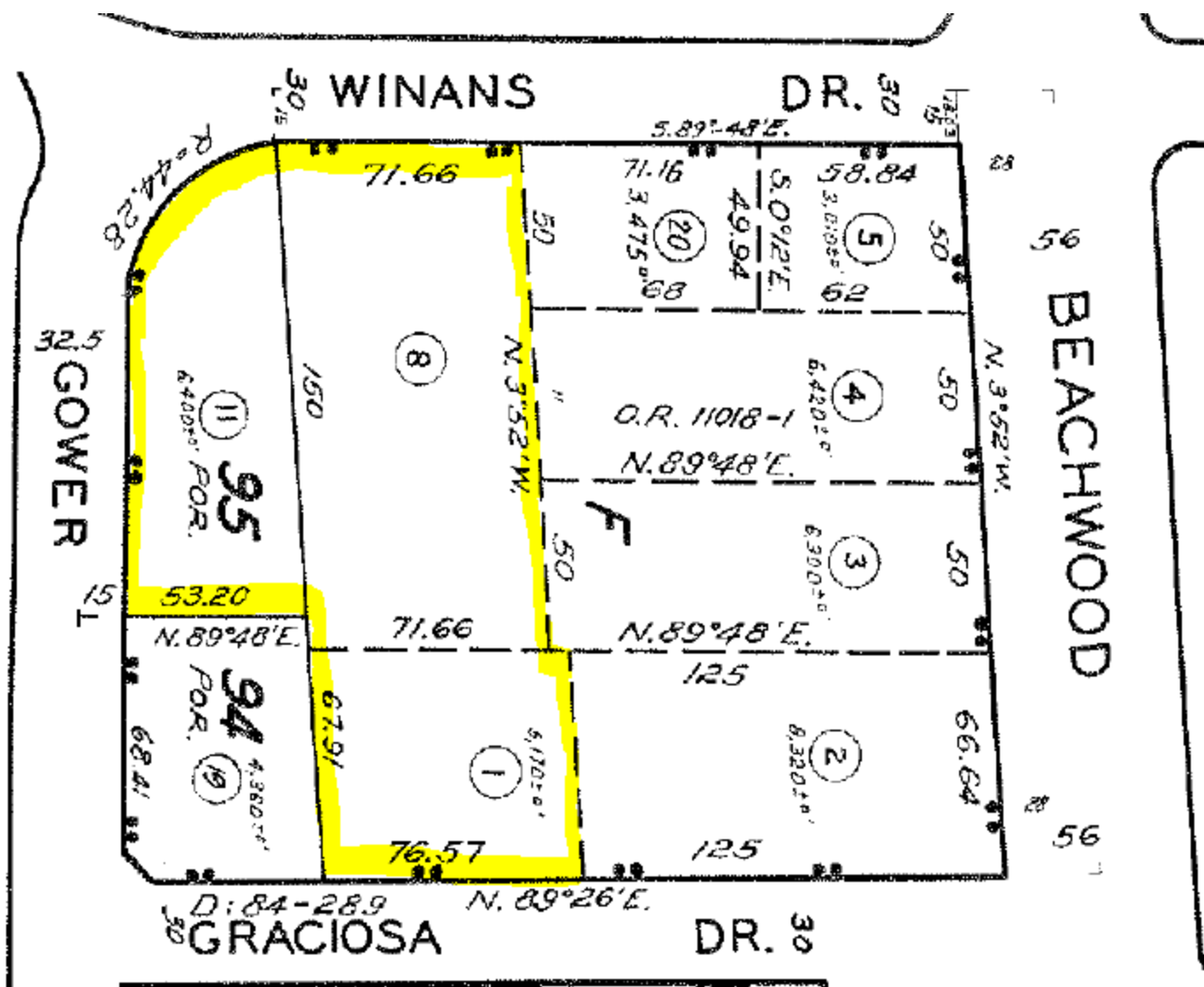
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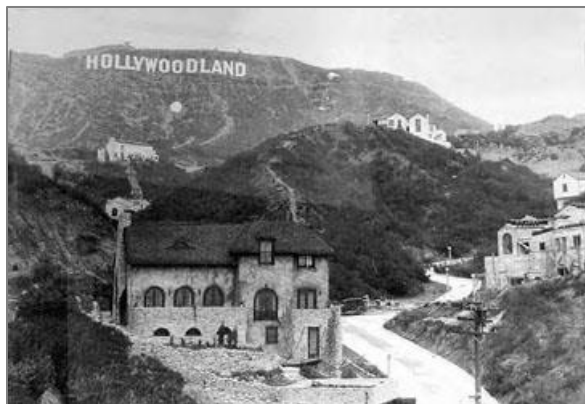
PROPERTY LOCATION



PARCEL MAP



BEACHWOOD CANYON INFORMATION



Beachwood Canyon is a historic neighborhood in the Hollywood Hills, directly under the Hollywood sign. First developed as “Hollywoodland” in the 1920s, it is today known for its A-list celebrity residents and roads that curve through the woodsy hills with homes touting a quiet reprieve from the city. The canyon offers residents a small-town feel with easy access to the 101 freeway.

At the base of the canyon, Franklin Village is a hipster haven with locales including the Bourgeois Pig Cafe, Birds Restaurant and The Upright Citizens Brigade Theater. Near the top of the canyon, residents have enjoyed Beachwood Market & Café since 1933. At the top of Beachwood Drive, Sunset Ranch is a time capsule of the Wild West offering horseback trail rides and a popular film location.

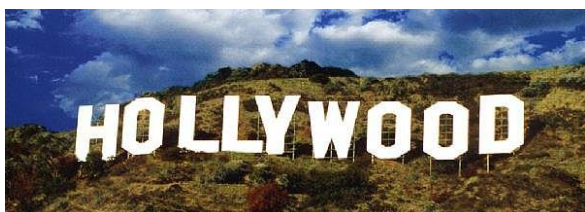
Hiking trails connect to Griffith Park, which is one of the largest urban parks in North America and home to Griffith Observatory.



A local favorite, Beachwood Café



Griffith Observatory



Near the top of Beachwood Canyon

PROPERTY SUMMARY



11 Units
2314 N. Gower Street

Description

Units	11	Building SF	11,719
Cross Street	N. Gower St. & Winans Dr.	Parcel SF	6,479
Market	Beachwood Canyon	Tax Parcel Number	5585-020-011
Year Built	1972	Building	(1) 2 Story
Parking	Approx. 22 total spaces (6) covered	Zoning Type	LARD1.5
		Utilities	Separately metered electricity

Highlights

Area The subject property is located one mile north of Franklin Avenue on Gower Street, just west of N. Beachwood Drive with views of the Hollywood sign in the Hollywood Hills.

Property Prosser Stevens Real Estate Investments proudly announces the exclusive listing of 2314 N. Gower Street, one of three buildings included in this Beachwood Canyon portfolio, listed for \$4,450,000. The properties offer true pride of ownership and a development opportunity on three lots totaling 22,433 sq. ft. of land.

The 11-unit building features (5) 2-story, 2-bedroom, 1.75-bath, (2) 2-story, 2-bedroom, 1.5-bath and (4) 1-bedroom apartments with lofts & decks. All units have two entrances and dishwashers. Laundry on site. Water heater was replaced in 2014. Copper plumbing. **45% upside in rent.**

FINANCIAL SUMMARY

11 units: 2314 N. Gower Street

Valued at \$2,715,000

* Buildings **not** sold separately

2314 N Gower St (aka 6120 Winans Dr) Los Angeles, CA 90068

Price:	\$2,715,000	Approximate Age:	1972
Down Payment:	40% \$1,080,000	Approximate Lot Size:	6,479 sq. ft.
Number of Units:	11	Approximate Gross RSF:	11,719 sq. ft.
Cost Per Unit:	\$246,818	Cost per Net RSF:	\$231.68
Current GRM:	14.00	Current CAP:	4.20%
Market GRM:	9.64	Market CAP:	7.22%
Proposed Financing:	\$1,635,000		
	3.60% fixed for 5 yrs. Pymt =	\$7,433	per month

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	\$193,980		\$281,580	
Vacancy Allowance:	\$5,819	3%	\$11,263	4%
Gross Operating Income:	\$188,161		\$270,317	
Less Expenses:	\$74,199	38%	\$74,199	26%
Net Operating Income:	\$113,961		\$196,118	
Less Loan Payment:	\$89,201		\$89,201	
Pre-Tax Cash Flow:	\$24,760	2.29%	\$106,916	9.90%
Plus Principal Reduction:	\$31,792		\$31,792	
Total Return Before Taxes:	\$56,552	5.24%	\$138,708	12.84%

Scheduled Income

No. of Units	Bdms/ Baths	Current Rents		Market Rents		Taxes New:	1.25%	\$33,938
		Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income			
4	2+1.75 Townhouse	\$1,375-\$1,800	\$6,273	\$2,350	\$9,400	Insurance:		\$4,688
1	2+1.75	\$1,268	\$1,268	\$2,350	\$2,350	Utilities:		\$11,719
2	2+1.5 Townhouse	\$1,279-\$1,800	\$3,079	\$2,250	\$4,500	Repairs/Maintenance:		\$13,579
4	1+1+Loft	\$1281-\$1425	\$5,330	\$1,750	\$7,000	Professional Mgmt:		\$7,526
						Reserves/Misc:		\$2,750
Total Scheduled Rent:			\$15,950		\$23,250	EXPENSES ARE ESTIMATED		
Laundry Income:			\$175		\$175			
Storage Income:			\$40		\$40			
Monthly Scheduled Gross Income:			\$16,165		\$23,465	Total Expenses:		\$74,199
Annual Scheduled Gross Income:			\$193,980		\$281,580	Per Net Sq. Ft:		\$6.33
Utilities Paid by Tenant: Electricity						Per Unit:		\$6,745

RENT ROLL

11 units: 2314 N. Gower Street

<u>Unit #</u>	<u>Unit Type</u>	<u>Current Rent</u>	<u>Market Rent</u>	<u>Notes</u>	<u>Move-in Date</u>	<u>Last Rent Increase</u>
1	2+1.75 Townhouse	\$1,375	\$2,350		6/1/2014	
2*	2+1.5 Townhouse	\$1,279	\$2,250		6/1/1999	*2/1/2015
3	2+1.75 Townhouse	\$1,648	\$2,350		6/1/2013	6/1/2014
4	2+1.5 Townhouse	\$1,800	\$2,250		12/1/2014	
5	2+1.75 Townhouse	\$1,450	\$2,350		8/15/2011	6/1/2014
6	2+1.75 Townhouse	\$1,800	\$2,350		4/1/2014	
7	2+1.75	\$1,268	\$2,350	MGR.	1/1/1980	2/1/2014
8*	1+1+Loft	\$1,302	\$1,750		1/1/1979	*2/1/2015
9*	1+1+Loft	\$1,322	\$1,750	incl. \$20 storage fee	7/1/2003	*2/1/2015
10	1+1+Loft	\$1,425	\$1,750		6/1/2014	
11*	1+1+Loft	\$1,281	\$1,750		7/1/1979	*2/1/2015

LAUNDRY INCOME:	\$175	\$175
STORAGE INCOME:	\$40	\$40
MONTHLY TOTAL:	<u>\$16,165</u>	<u>\$23,465</u>
ANNUAL TOTAL:	<u>\$193,980</u>	<u>\$281,580</u>

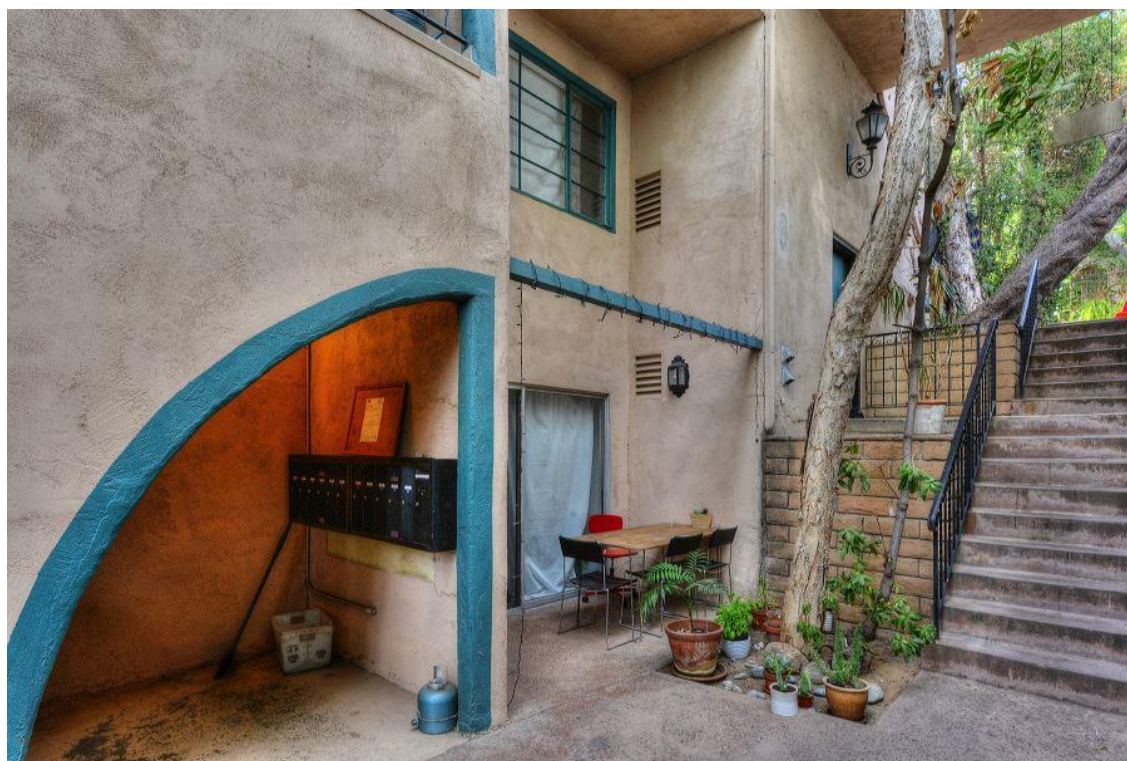
11 Units: 2314 N. Gower Street



11 Units: 2314 N. Gower Street



11 Units: 2314 N. Gower Street



11 Units: 2314 N. Gower Street



SALES COMPARABLES

11 units: 2314 N. Gower Street

Sale Comp A: 2476 N Beachwood Dr

SALE PRICE	UNITS	BLDG S.F.	PRICE / S.F.	PRICE / UNIT	GRM	CAP
\$1,530,000	5	5,626	\$272.00	\$306,000		

Year Built: 1963

Unit Mix: (3) 2+2, (2) 1+1.5

Closed on 8/21/2013



Sale Comp B: 2608-2616 N Beachwood Dr

SALE PRICE	UNITS	BLDG S.F.	PRICE / S.F.	PRICE / UNIT	GRM	CAP
\$3,050,000	9	7,541	\$404.46	\$338,889	12.01	5.49%

Year Built: 1962

Unit Mix: (1) 3+2, (2) 2+2, (3) 1+1

Closed on 5/29/2013



Sale Comp C: 1922 Vista Del Mar Ave

SALE PRICE	UNITS	BLDG S.F.	PRICE / S.F.	PRICE / UNIT	GRM	CAP
\$1,656,500	8	5,697	\$290.77	\$207,063	13.51	4.70%

Year Built: 1957

Unit Mix: (1) 2+1, (7) 1+1

Closed on 2/07/2014



Sale Comp C: 1922 Vista Del Mar Ave



RENT COMPARABLES

11-Unit, Triplex

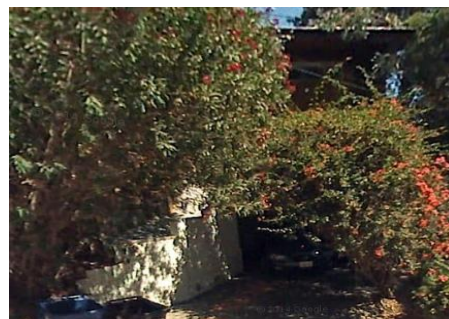
RENT COMP A: 2604 N Beachwood Dr

RENT	BED	BATH	SF
\$2,394	2	1	975



RENT COMP B: 6201 Glen Oak St

RENT	BED	BATH	SF
\$3,500	2	1	882



RENT COMP C: 2063 Vine St

RENT	BED	BATH	SF
\$2,700	2	1	900

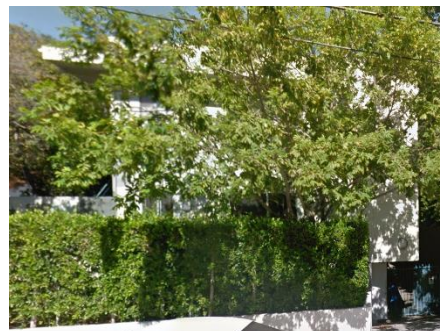


RENT COMPARABLES

11-Unit, Triplex

RENT COMP D: 2616 N Beachwood Dr

RENT	BED	BATH	SF
\$1,895	1	1	760



RENT COMP E: 2400 N Beachwood Dr

RENT	BED	BATH	SF
\$1,865	1	1	600



RENT COMP F: 2244 Vista Del Mar Ave

RENT	BED	BATH	SF
\$2,895	1	1	1800



RENT COMPARABLES MAP

11-Unit, Triplex

Rent Comp A: 2604 N Beachwood Dr

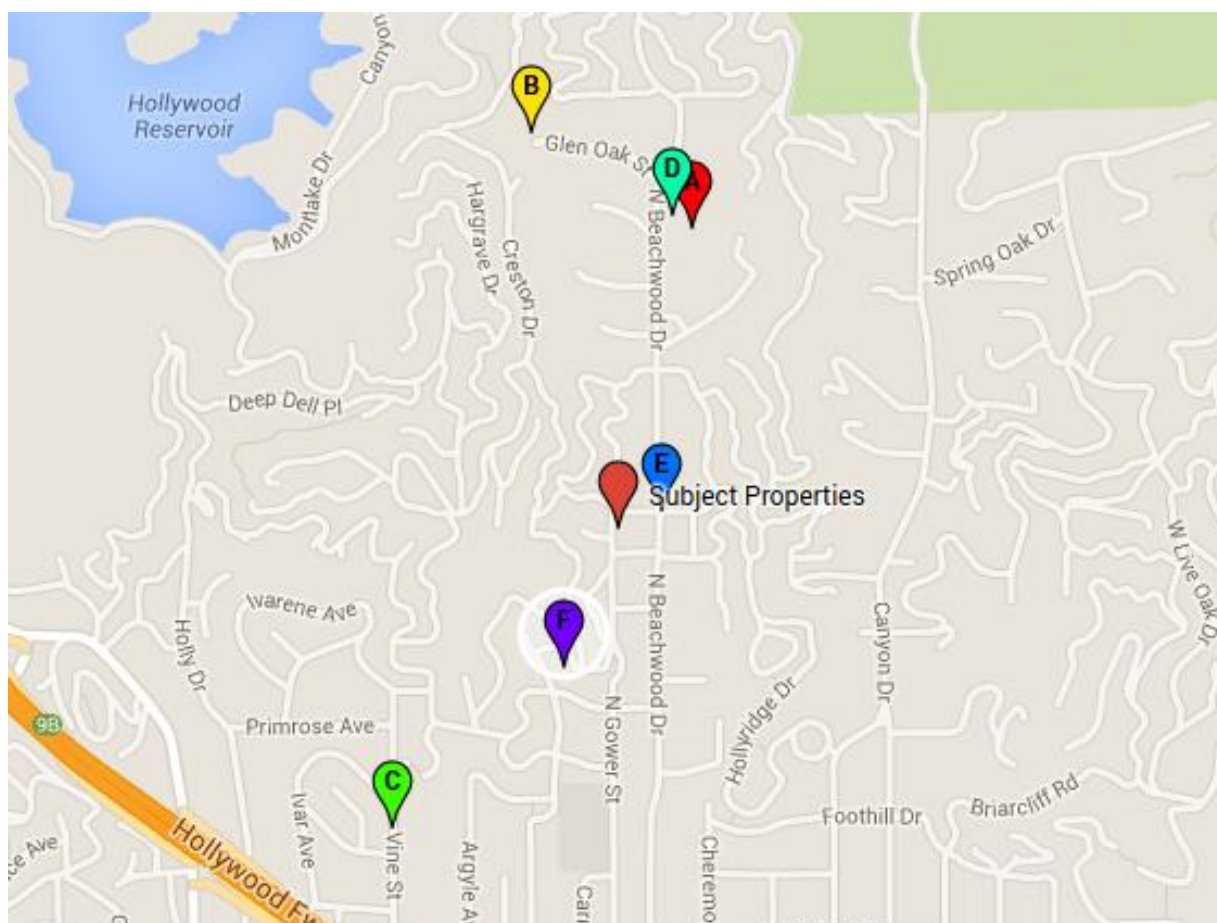
Rent Comp B: 6201 Glen Oak St

Rent Comp C: 2063 Vine St

Rent Comp D: 2616 N Beachwood Dr

Rent Comp E: 2400 N Beachwood Dr

Rent Comp F: 2244 Vista Del Mar Ave



PROPERTY SUMMARY



Triplex 6112-6116 Winans Drive

Description

Units	3	Building SF	3,803
Cross Street	N. Gower St. & Winans Dr.	Parcel SF	10,803
Market	Beachwood Canyon	Tax Parcel Number	5585-020-008
Year Built	1922	Building	(1) 2 Story
Parking	Approx. 6 spaces	Zoning Type	LARD1.5
		Utilities	Separately metered for gas & electricity

Highlights

Area The subject property is located one mile north of Franklin Avenue on Winans Drive, just west of N. Beachwood Drive with views of the Hollywood sign in the Hollywood Hills.

Property Prosser Stevens Real Estate Investments proudly announces the exclusive listing of 6112-6116 Winans Drive, one of three buildings included in this Beachwood Canyon portfolio, listed for \$4,450,000. The properties offer true pride of ownership and a development opportunity on three lots totaling 22,433 sq. ft. of land.

The triplex building features (1) 3-bedroom, 1-bath upper unit, (1) 2-bedroom, 1-bath with washer/dryer and enclosed porch, and (1) 1-bedroom+den, 1-bath with large front yard, huge living/family room, enclosed sun porch, large kitchen. All units have hardwood floors, individual water heaters (two brand new) and the roof is approximately ten years old. The building was repainted two years ago. **111% upside in rent!**

FINANCIAL SUMMARY

Triplex: 6112-6116 Winans Drive

Valued at \$1,200,000

* Buildings **not** sold separately

6112-6116 Winans Dr Los Angeles, CA 90068

Price:	\$1,200,000	Approximate Age:	1922
Down Payment: 100%	\$1,200,000	Approximate Lot Size:	10,803 sq. ft.
Number of Units:	3	Approximate Gross RSF:	3,803 sq. ft.
Cost Per Unit:	\$400,000	Cost per Net RSF:	\$315.54
Current GRM:	26.77	Current CAP:	1.61%
Market GRM:	12.66	Market CAP:	5.57%
Proposed Financing:	\$0		
3.60% fixed for 5 yrs. Pmt =		\$0 per month	

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	\$44,832		\$94,800	
Vacancy Allowance:	\$1,345	3%	\$3,792	4%
Gross Operating Income:	\$43,487		\$91,008	
Less Expenses:	\$24,145	54%	\$24,145	25%
Net Operating Income:	\$19,342		\$66,863	
Less Loan Payment:	\$0		\$0	
Pre-Tax Cash Flow:	\$19,342	1.61%	\$66,863	5.57%
Plus Principal Reduction:	\$0		\$0	
Total Return Before Taxes:	\$19,342	1.61%	\$66,863	5.57%

Scheduled Income

No. of Units	Bd rms/ Baths	Current Rents		Market Rents		Taxes New:	1.25%	\$15,000
		Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income			
1	3+1	\$855	\$855	\$2,850	\$2,850	Insurance:		\$1,521
1	1+1+Den	\$1,579	\$1,579	\$2,850	\$2,200	Utilities:		\$3,042
1	2+1	\$1,302	\$1,302	\$2,200	\$2,850	Repairs/Maintenance:		\$2,242
						Professional Mgmt:		\$1,739
						Reserves/Misc:		\$800
Total Scheduled Rent:			\$3,736		\$7,900	EXPENSES ARE ESTIMATED		
Other Income:			\$0		\$0			
Monthly Scheduled Gross Income:			\$3,736		\$7,900	Total Expenses:		\$24,145
Annual Scheduled Gross Income:			\$44,832		\$94,800	Per Net Sq. Ft:		\$6.35
Utilities Paid by Tenant: Electricity						Per Unit:		\$8,048

RENT ROLL

Triplex: 6112-6116 Winans Drive

<u>Unit #</u>	<u>Unit Type</u>	<u>Current Rent</u>	<u>Market Rent</u>	<u>Notes</u>	<u>Move-in Date</u>	<u>Last Rent Increase</u>
6112*	2+1	\$1,302	\$2,200	Porch, W/D in unit	12/1/2003	*2/1/2015
6114*	1+1+Den	\$1,579	\$2,850	Sun Porch, Yard	10/15/1995	*2/1/2015
6116*	3+1	\$855	\$2,850		2/1/1972	*2/1/2015

MONTHLY TOTAL:	<u>\$3,736</u>	<u>\$7,900</u>
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ANNUAL TOTAL:	<u>\$44,832</u>	<u>\$94,800</u>
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Triplex: 6112-6116 Winans Drive



Triplex: 6112-6116 Winans Drive



SALES COMPARABLES

Triplex: 6112-6116 Winans Drive

Sale Comp A: 2528 Glen Green St

SALE PRICE	UNITS	BLDG S.F.	PRICE / S.F.	PRICE / UNIT	GRM	CAP
\$926,000	3	1,492	\$620.64	\$308,666		

Year Built: 1924

Unit Mix: (1) 2+1, (2) 1+1

Closed on 11/05/2013



Sale Comp B: 2000 N Beachwood Dr

SALE PRICE	UNITS	BLDG S.F.	PRICE / S.F.	PRICE / UNIT	GRM	CAP
\$1,244,000	3	2,754	\$451.70	\$414,667		

Year Built: 1920

Unit Mix: (1) 3+2.5, (1) 2+1, (1) Studio

Closed on 3/17/2014



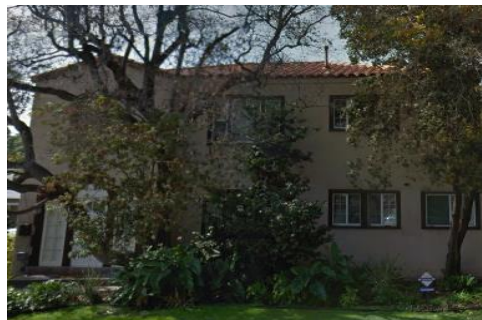
Sale Comp C: 6100 Scenic Ave

SALE PRICE	UNITS	BLDG S.F.	PRICE / S.F.	PRICE / UNIT	GRM	CAP
\$1,500,000	4	5,136	\$292.06	\$375,000		

Year Built: 1925

Unit Mix: (4) 2+1

Closed on 2/21/2014



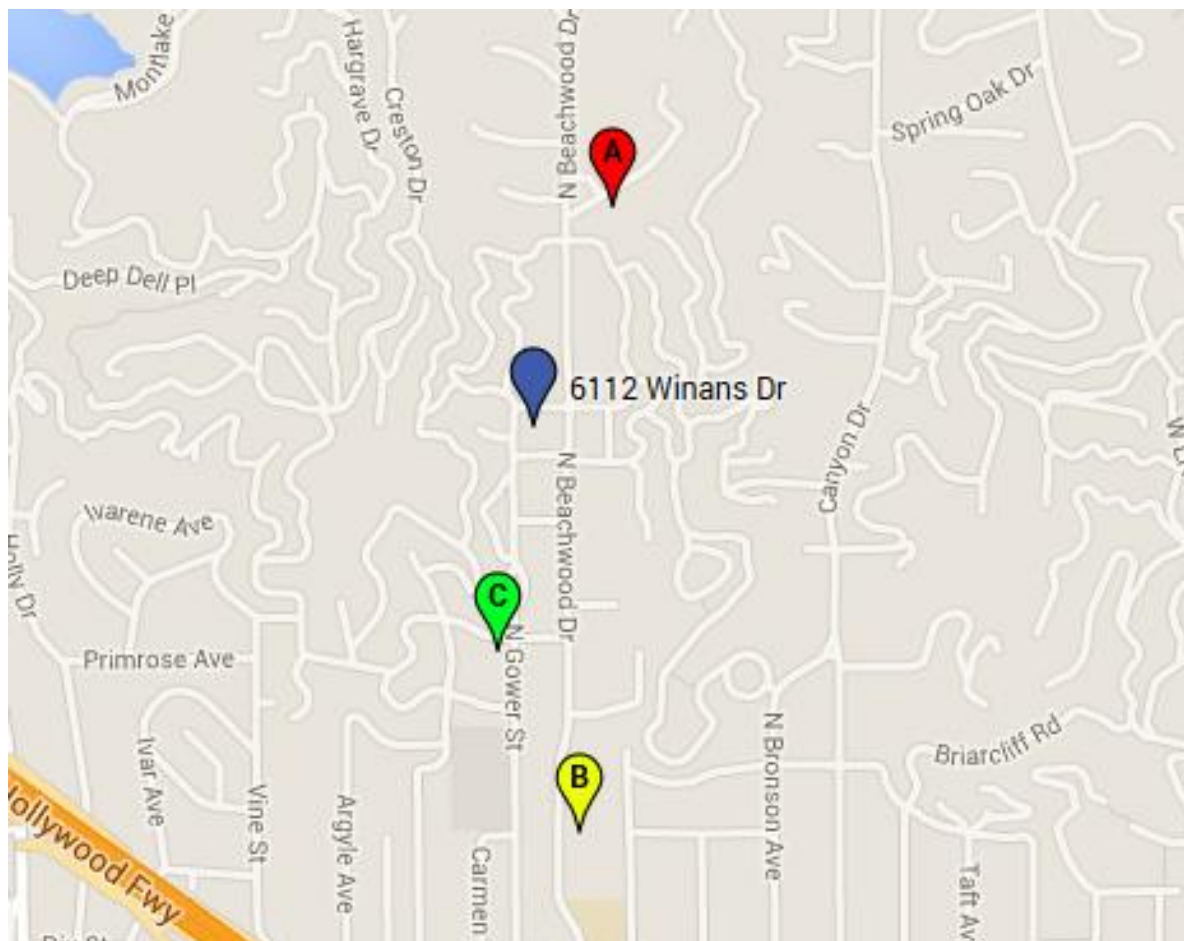
SALES COMPARABLES MAP

Triplex: 6112-6116 Winans Drive

Sale Comp A: 2528 Glen Green St

Sale Comp B: 2000 N Beachwood Dr

Sale Comp C: 6100 Scenic Ave



PROPERTY SUMMARY



House 6115 Graciosa Drive

Description

Units	(1) 2+1.5 House	Approx. Building SF	1,200
Cross Street	N. Gower St. & Graciosa Dr.	Parcel SF	5,151
Market	Beachwood Canyon	Tax Parcel Number	5585-020-001
Parking	Approx. 3 spaces	Building	(1) 2 Story
Utilities	Separately metered for gas & electricity	Zoning Type	LARD1.5

Highlights

Area	The subject property is located one mile north of Franklin Avenue on Graciosa Drive, just west of N. Beachwood Drive in the Hollywood Hills.
Property	<p>Prosser Stevens Real Estate Investments proudly announces the exclusive listing of 6115 Graciosa Drive, one of three buildings included in this Beachwood Canyon portfolio, listed for \$4,450,000. The properties offer true pride of ownership and a development opportunity on three lots totaling 22,433 sq. ft. of land.</p> <p>The non-rent control single-family home has two bedrooms and one and a half bathrooms. Filled with rustic charm, the house has front and rear entrances. It's equipped with a dishwasher, stove and refrigerator. The roof is approximately ten years old. There are three parking spaces and a large, beautiful, private courtyard. Seller asserts it was one of the first structures in Beachwood Canyon. Approximately 89% upside in rent!</p>

FINANCIAL SUMMARY

House: 6115 Graciosa Drive

Valued at \$765,000

* Buildings **not** sold separately

6115 Graciosa Dr Los Angeles, CA 90068

Price:	\$765,000	Approximate Age:	1877
Down Payment: 100%	\$765,000	Approximate Lot Size:	5,166 sq. ft.
Number of Units:	1	Approximate Gross RSF:	1,200 sq. ft.
Cost Per Unit:	\$765,000	Cost per Net RSF:	\$637.50
Current GRM:	34.46	Current CAP:	1.11%
Market GRM:	18.24	Market CAP:	3.56%
Proposed Financing:	\$0		
3.80% fixed for 5 yrs. Pymt = \$0 per month			

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	\$22,200		\$41,940	
Vacancy Allowance:	\$666	3%	\$1,678	4%
Gross Operating Income:	\$21,534		\$40,262	
Less Expenses:	\$13,047	59%	\$13,047	31%
Net Operating Income:	\$8,488		\$27,216	
Less Loan Payment:	\$0		\$0	
Pre-Tax Cash Flow:	\$8,488	1.11%	\$27,216	3.56%
Plus Principal Reduction:	\$0		\$0	
Total Return Before Taxes:	\$8,488	1.11%	\$27,216	3.56%

Scheduled Income

No. of Units	Bdms/ Baths	Current Rents		Market Rents		Taxes New:	1.25%	\$9,563
		Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income			
SFR	2+1.5	\$1,850	\$1,850	\$3,495	\$3,495	Insurance:		\$480
						Utilities:		\$1,200
						Repairs/Maintenance:		\$1,554
						Reserves/Misc:		\$250
Total Scheduled Rent:			\$1,850		\$3,495	EXPENSES ARE ESTIMATED		
Monthly Scheduled Gross Income:			\$1,850		\$3,495			
Annual Scheduled Gross Income:			\$22,200		\$41,940	Total Expenses:		\$13,047
Utilities Paid by Tenant: Electricity						Per Net Sq. Ft:		\$10.87
						Per Unit:		\$13,047

RENT ROLL

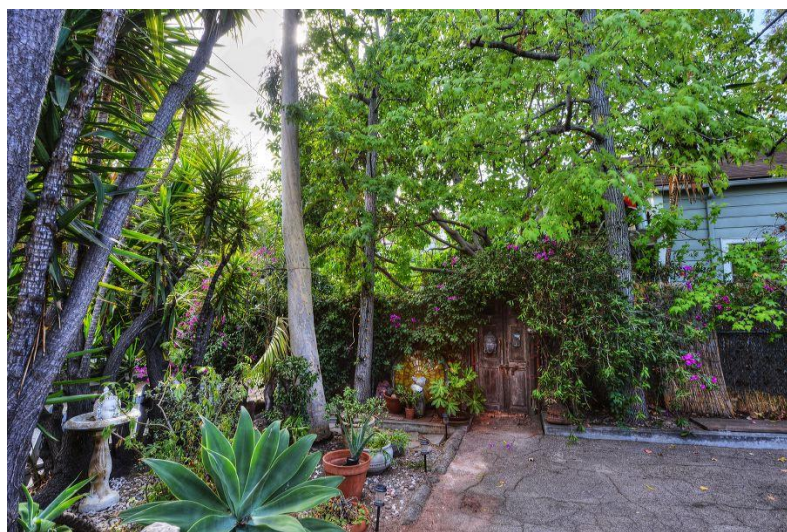
House: 6115 Graciosa Drive

<u>Unit #</u>	<u>Unit Type</u>	<u>Current Rent</u>	<u>Market Rent</u>	<u>Notes</u>	<u>Move-in Date</u>	<u>Last Rent Increase</u>
SFR*	2+1.5	\$1,850	\$3,495	No Rent Control	1/1/1996	*1/1/2015

MONTHLY TOTAL:	<u>\$1,850</u>	<u>\$3,495</u>
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ANNUAL TOTAL:	<u>\$22,200</u>	<u>\$41,940</u>
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House: 6115 Graciosa Drive



SALES COMPARABLES

House: 6115 Graciosa Drive

Sale Comp A: 1943 Carmen Ave

SALE PRICE	BLDG S.F.	PRICE / S.F.
\$874,000	1,757	\$497.44

Year Built: 1911

Bed/Bath: 3/1.5

Closed on 6/06/2014



Sale Comp B: 2006 N Gower St

SALE PRICE	BLDG S.F.	PRICE / S.F.
\$765,000	1,200	\$637.50

Year Built: 1919

Bed/Bath: 2/2

Closed on 6/27/2014



Sale Comp C: 2158 Alcyona Dr

SALE PRICE	BLDG S.F.	PRICE / S.F.
\$845,000	1,260	\$670.63

Year Built: 1918

Bed/Bath: 2/2

Closed on 10/31/2014



SALES COMPARABLES

House: 6115 Graciosa Drive

Sale Comp D: 6149 Glen Alder St

SALE PRICE	BLDG S.F.	PRICE / S.F.
\$795,000	1,346	\$590.64

Year Built: 1928

Bed/Bath: 2/2

Closed on 6/27/2014



Sale Comp E: 2661 Rutherford Dr

SALE PRICE	BLDG S.F.	PRICE / S.F.
\$925,000	1,202	\$769.55

Year Built: 1937

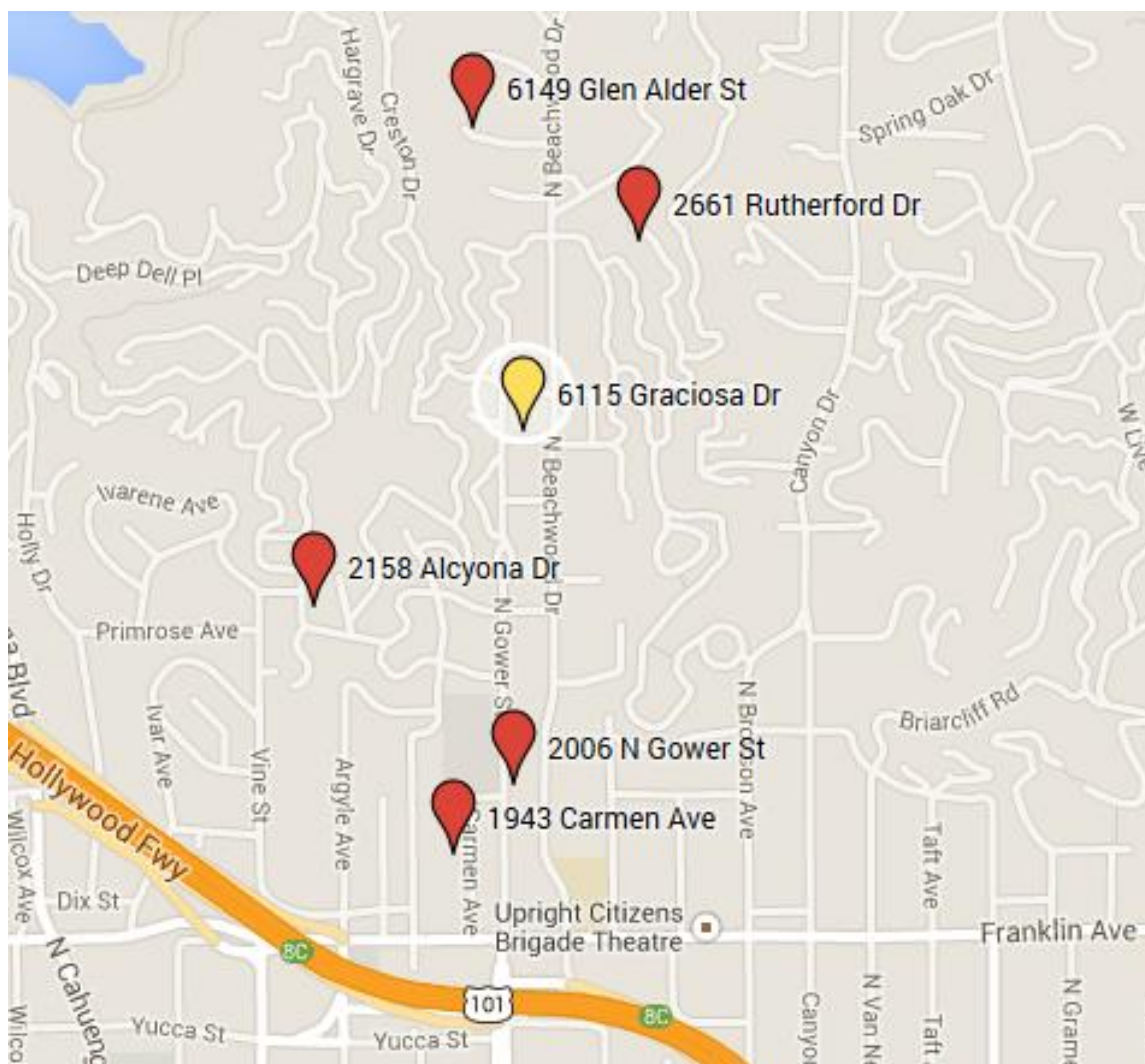
Bed/Bath: 2/2

Closed on 7/15/2014



SALES COMPARABLES MAP

House: 6115 Graciosa Drive

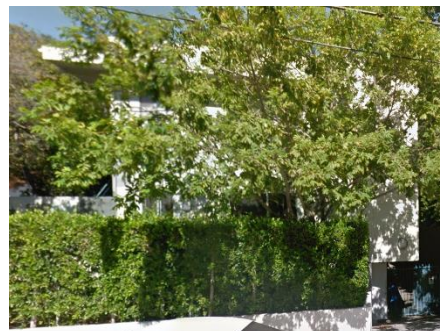


RENT COMPARABLES

House: 6115 Graciosa Drive

RENT COMP A: 2932 Durand Drive

RENT	BED	BATH	SF
\$4,350	2	2	



RENT COMP B: 6166 Glen Holly Walk

RENT	BED	BATH	SF
\$3,495	1	1	448



RENT COMP C: 6216 Temple Hill Drive

RENT	BED	BATH	SF
\$3,995	2	2	1,404



RENT COMP C: 2608 N Beachwood Drive

RENT	BED	BATH	SF
\$6,150	3	2	1,279



RENT COMPARABLES MAP

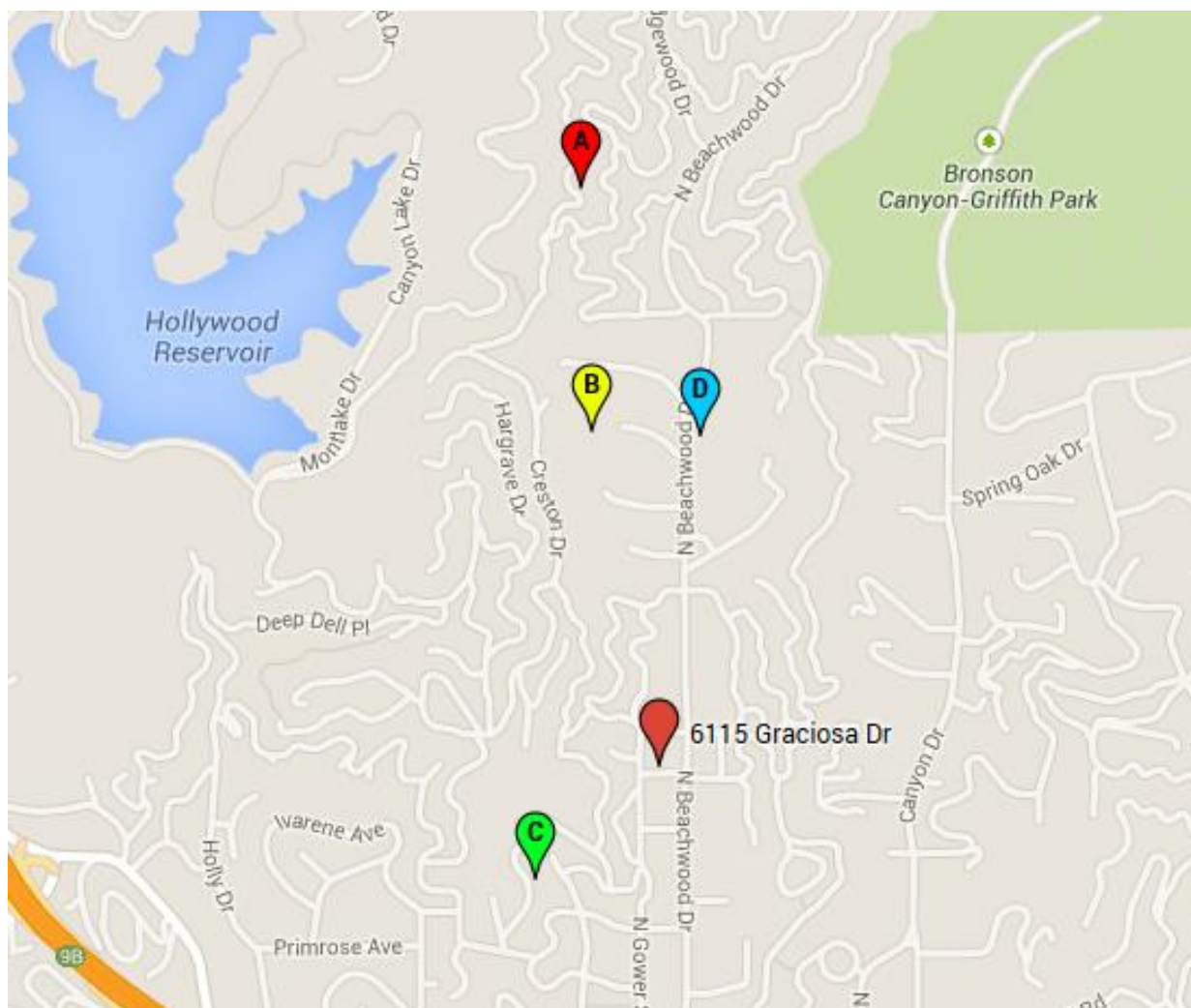
House: 6115 Graciosa Drive

Rent Comp A: 2932 Durand Dr

Rent Comp B: 6166 Glen Holly Walk

Rent Comp C: 6216 Temple Hill Dr

Rent Comp D: 2608 N Beachwood Dr



FINANCIAL SUMMARY

Portfolio

2314 N Gower St, 6112-6116 Winans Dr, 6115 Graciosa Dr Los Angeles, CA 90068

Price:	\$4,450,000	Approximate Age:	
Down Payment: 50%	\$2,225,000	Approximate Lot Size:	22,448 sq. ft.
Number of Units:	15	Approximate Gross RSF:	16,722 sq. ft.
Cost Per Unit:	\$296,667	Cost per Net RSF:	\$266.12
Current GRM:	17.05	Current CAP:	3.19%
Market GRM:	10.64	Market CAP:	6.62%
Proposed Financing:	\$2,225,000		
3.50% fixed for 5 yrs. Pymt =		\$9,991 per month	

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	\$261,012		\$418,320	
Vacancy Allowance:	\$7,830	3%	\$12,550	3%
Gross Operating Income:	\$253,182		\$405,770	
Less Expenses:	\$111,184	43%	\$111,184	27%
Net Operating Income:	\$141,998		\$294,586	
Less Loan Payment:	\$119,895		\$119,895	
Pre-Tax Cash Flow:	\$22,103	0.99%	\$174,692	7.85%
Plus Principal Reduction:	\$42,701		\$42,701	
Total Return Before Taxes:	\$64,803	2.91%	\$217,392	9.77%

Scheduled Income

No. of Units	Bdms/ Baths	Current Rents		Market Rents		Taxes New: 1.25%	\$55,625
		Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income		
4	2+1.75 Townhouse	\$1,375-\$1,800	\$6,273	\$2,350	\$9,400	Insurance:	\$6,689
1	2+1.75	\$1,268	\$1,268	\$2,350	\$2,350	Utilities:	\$16,722
2	2+1.5 Townhouse	\$1,279-\$1,800	\$3,079	\$2,250	\$4,500	Repairs/Maintenance:	\$18,271
4	1+1+Loft	\$1281-\$1425	\$5,330	\$1,750	\$7,000	Professional Mgmt:	\$10,127
6112	2+1	\$1,302	\$1,302	\$2,850	\$2,850	Reserves/Misc:	\$3,750
6114	1+1+Den	\$1,579	\$1,579	\$2,200	\$2,200		
6116	3+1	\$855	\$855	\$2,850	\$2,850		
SFR	2+1.5	\$1,850	\$1,850	\$3,495	\$3,495		
Total Scheduled Rent:			\$21,536		\$34,645	EXPENSES ARE ESTIMATED	
Laundry Income:			\$175		\$175		
Storage Income:			\$40		\$40		
Monthly Scheduled Gross Income:			\$21,751		\$34,860	Total Expenses:	\$111,184
Annual Scheduled Gross Income:			\$261,012		\$418,320	Per Net Sq. Ft:	\$6.65
Utilities Paid by Tenant: Electricity						Per Unit:	\$7,412

RENT ROLL

Portfolio

<u>Unit #</u>	<u>Unit Type</u>	<u>Current Rent</u>	<u>Market Rent</u>	<u>Notes</u>
1	2+1.75 TH	\$1,375	\$2,350	
2*	2+1.5 TH	\$1,279	\$2,250	
3	2+1.75 TH	\$1,648	\$2,350	
4	2+1.5 TH	\$1,800	\$2,250	
5	2+1.75 TH	\$1,450	\$2,350	
6	2+1.75	\$1,800	\$2,350	
7	2+1.75 TH	\$1,268	\$2,350	MGR.
8*	1+1+Loft	\$1,302	\$1,750	
9*	1+1+Loft	\$1,322	\$1,750	incl. \$20 storage fee
10	1+1+Loft	\$1,425	\$1,750	
11*	1+1+Loft	\$1,281	\$1,750	
6112*	3+1	\$1,302	\$2,850	
6114*	1+1+Den	\$1,579	\$2,200	Sun Porch/Study
6116*	2+1	\$855	\$2,850	Porch, W/D in unit
SFR*	2+1.5	\$1,850	\$3,495	non-R/C

LAUNDRY INCOME:	\$175	\$175
STORAGE INCOME:	\$40	\$40
MONTHLY TOTAL:	<u>\$21,751</u>	<u>\$34,860</u>
ANNUAL TOTAL:	<u>\$261,013</u>	<u>\$418,320</u>

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