

CRIS Net Regional MLS Multi-Residential Full Report

606 N SYCAMORE AVE

LOS 90036 OSA \$1699000

R2038124

0593D7 CHG

List Date: 06/08/2006 Exp. Date:

Rent Schedule

APN:5525018017

Number of Units: 5



Projected Annualized Operating Data

Scheduled Gross Income:	112320 - 0.00%
Other Income:	0 - 0.00%
Less Vacancy:	0 - 0.00%
Gross Operating Income:	112320 - 0.00%
Less Expenses:	28080 - 25.00%
Net Operating Income:	84240 - 75.00%
Less Debt Service:	63869 - 76.00%
Pre Tax Cash Flow:	20371 - 3.00%

Annual Itemized Expenses	Unit# /	Unit Type /	Rent
Taxes: 0 %	1	1+1	1350
Tax Rate: 1 % 21000	2	2+1	2300
Insurance: 2440	3	3+2	2970
Utilities: 600	4	1+1	1390
Advertising:	5	1+1	1350
Licenses: 300	0		0
Rubbish:	0		0
Landscape: 900	0		0
Pool Service: 0	0		0
Pest Control: 360	0		0
Repair/Maint: 2400	0		0
Elevator:	0		0
Security:	0		0
Res. Manager:	0		0
Prof. Mgt. Fee: 0	0		0
Miscellaneous: 80	0		0
Reserve: 0.00 %	0		0
Total Expenses 28080	0		0
Per Net Sq Ft:			
Expense Ratio:25.00 % 28080			

Contingent: N

Approx. Age: 79	Year Built: 1927	Financing: SUBMIT
Unit Mix:	Apx. Lot Size: 7405	Apx Bldg SqFt: 5008
1 BR 3	2 BR 1	3 BR 1
Price / Unit: 339800	Capitalization Rate: 5.00 %	Price / Sq Ft: 0.00
4 BR 0	Studio 0	Other 0
Gross Rent Multiplier: 15.00%	Gross Ann. Income: 112320	Actual Vac.: 0 %
Const. Type:WD-STUCCO	Roof Type:TILE	Special Ftrs:UNIQUE TOP FLOOR
Electric Utils.:IND-TN	Gas Utils.:IND-TN	Heater Utils.:IND-TN
Water Utils.:IND-TN	Heating Type:GAS	Cooling Type:FA/UPPER
Elevators:0	ADA Compliance:N	Sprinklered:
Parking Spaces:7	Open:	Covered:
Sub:	Security /Limited Access:	Alley:N
Contract: ER	Exchange For:	Motivation:YES
SCA:NO	SOC:3.00	SOC Type:%

Virtual Tour

Public Remarks: WHOLE TOP FLOOR w/UNIQUE 2000 +/- sqft SUNDECK/PLAY AREA. Perfect for OWNER-USER w/xtra lge 3BR/2BA, formal dining area, JACUZZI TUB, Central AC. HIGHLY STABLE, easy-to-rent area, HANCOCK PARK ADJACENT, between MELROSE & BEVERLY. NEAR JEWISH Schools-WALK to TEMPLES. Building completely renovated in 2002 w/updated kitchens, bathrooms, HW flrs, etc.

Agent Remarks: DO NOT DISTURB TENANTS. Offers S/T interior inspection. Mo-to-Mo Below Mkt rents. LA Rent Control. Buyer to independently verify square footage. Very Quiet, Hi-Income area. One of most beautiful streets in LA.

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The above information, which has not been independently verified by agent, does not guarantee the accuracy of square footage, lot size, boundary lines or other information provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of this information through personal inspection with appropriate professionals.