



Gross Income:	\$ 131244
Operating Expense:	\$ 40059
Net Operating Income:	\$ 91185
Gross Multiplier:	12
Cap Rate:	5.5%
Proforma Cap Rate:	6.06%
Property Taxes:	\$ 16594
Insurance:	\$ 2678
Pro Management:	\$ 4598
Utilities:	\$ 8986
Repairs:	\$ 4016
Maintenance:	\$ 3187

275 E Orlando Way, Covina, CA 91723

Excellent opportunity to own a 6 unit building in the city of Covina. Originally all units are 1BR and 1BA. Somewhere along the line someone took a BR from unit#3 and combined with unit#1 to make a 2BR-1BA unit either for owner or manager.

PRESENTED BY
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275 E Orlando Way Covina, CA 91723

\$1,650,000

INVESTMENT SUMMARY

Name: Orlando Apartments
Rentable Area: 3944 Sq. Ft.
Year Built: 1957
Land Area: 8010 Sq. Ft.
Parcel Number: 8445-022-013
Ownership: Fee Simple (Land & Building)
Number of Units: 6
Stories: 2
Occupancy: 100%
Parking: 6 spaces

UNIT#	# OF BEDS	# OF BATHS	TOTAL RENT	MARKET RENT
1	2	1	\$2500	\$2500
2	1	1	\$1800	\$1895
3	0	1	\$1450	\$1595
4	1	1	\$1787	\$1895
5	1	1	\$1650	\$1895
6	1	1	\$1750	\$1895
			10937	\$11675