

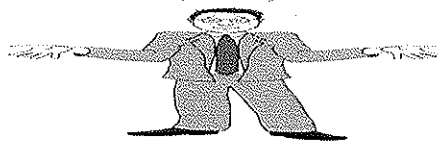
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APARTEMENT, COMMERCIAL, INDUSTRIAL REAL ESTATE ANALYZING

What is important for you Zip code, sq. ft., Lot sq. ft, Year build, Animates etc. etc.
YOUR BUDGET, TASTE AND WHAT YOU QUALIFY FOR MUST BE IN SYNC.

INVESTING ON	ADVANTAGES	DISADVANTAGES
Sale comparison approach	<ul style="list-style-type: none"> Compare the subject property to similar properties recently sold and calculates an average price per unit or square foot to determine value. It is mostly used common way approach 	<ul style="list-style-type: none"> Information only
Gross rent multiplier	<ul style="list-style-type: none"> A rough estimate of value take the sale price and divide by monthly potential gross rental income. This method determines the value of a property based solely on potential rental income for the first year. 	<ul style="list-style-type: none"> Information only
Direct capitalization (cap rate)	<ul style="list-style-type: none"> Take the net operation income (NOI) and divide by sales price, it is expressed as a % of the sales price offered or a % of the price an investor is willing to pay. 	<ul style="list-style-type: none"> Information only
Cash on cash	<ul style="list-style-type: none"> Looks at cash invested up front not borrowed dollars 	<ul style="list-style-type: none"> Information only
Demographic/trends analysis	<ul style="list-style-type: none"> Projects potential appreciation and potential obsolescence by closely examining economic indicators, building and demographic trend 	<ul style="list-style-type: none"> Information only
Internal rate of return (IRR)	<ul style="list-style-type: none"> Measures the average annual yield (percentage earned) on each dollar for as long as it remain in the real estate investment 	<ul style="list-style-type: none"> Information only
Net present value of discounted cash flows (NPV)	<ul style="list-style-type: none"> Determines the dollar value of an initial investment by taking the sum of the present value of all future cash flows netted against (or compared to) the initial cash investment, 	<ul style="list-style-type: none"> Information only
Capital Accumulation	<ul style="list-style-type: none"> Take into account return of an on investment in the circumstance where money returned is reinvested during the property's entire holding period. 	<ul style="list-style-type: none"> Information only
Area, City, Zip code	<ul style="list-style-type: none"> The best areas always keeps is value location More safety for your tenants Within the same city you may have up to 5-7 Zip codes If you can not afford it try the buy few mile radius to your favorite Zip Code 	<ul style="list-style-type: none"> It is more expensive for more desirable Zip code
Sq. Ft. of Improvements	<ul style="list-style-type: none"> Having the correct Sq. Ft. its good you can always remodel 	<ul style="list-style-type: none"> The price is higher
Lot Size	<ul style="list-style-type: none"> Its always beneficiary because you can always build front back sides in consideration of building and safety setbacks 	<ul style="list-style-type: none"> Sometime it may be costly for maintenance and the city will require you to do so
Year Built	<ul style="list-style-type: none"> The older the Structure the lower than you can remodel it 	<ul style="list-style-type: none"> It may need extensive of repairs no matter how much you remodel the facial the core is old
Anonymities	<ul style="list-style-type: none"> They won't be any additional cost for it just the remodeling and maintenance 	<ul style="list-style-type: none"> The more Anonymities for higher the price

Please be advised all above have more issues, call us for more details.