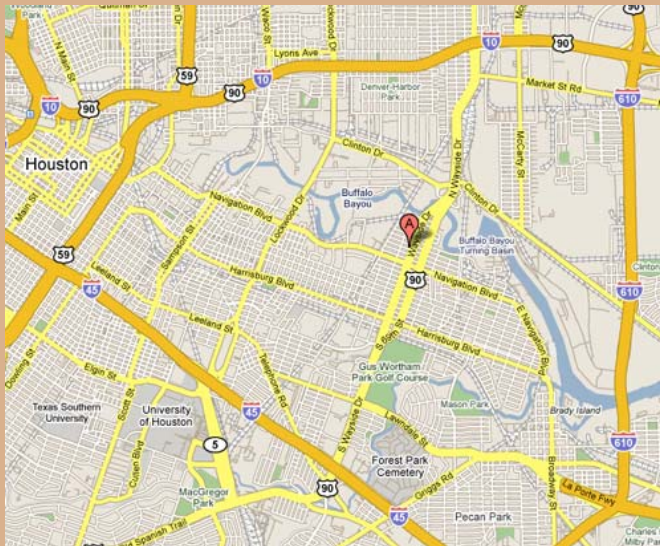


Investment Fourplex!

6723 Avenue P — \$180,000

Recently renovated 4-plex (3x1br, 1x2br) in Central Park. New Roof '05, cement-board siding all around. Excellent income producing property. CALL or EMAIL for details, financials, images!

- Quiet neighborhood
- Excellent Rental Area
- Clients provide and maintain own appliances
- Covered parking
- Easy access to major freeways
- Recent make-ready on all units



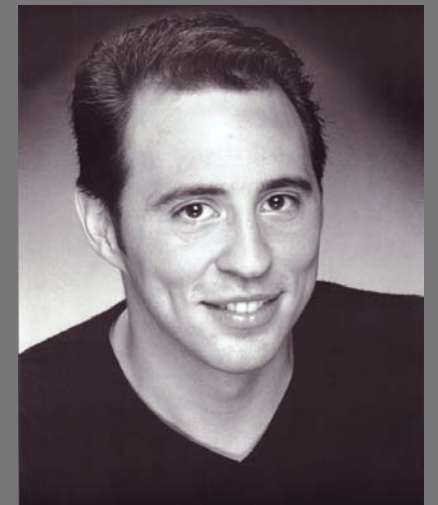
\$180,000

Cash Flow Calculations

Monthly Rent:	\$1,975.00
Note Payment:	\$1,023.00
Property Tax:	\$ 320.00
Hazard Ins.:	\$ 142.00
Utilities:	\$ 80.00
Monthly Cash Flow:	\$ 410.00

MOTIVATED SELLER!!

Financial data is for estimate purpose only; accuracy of figures not guaranteed



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