



PROPERTY OVERVIEW

- ✓ **Property Address:** 133 W. Plymouth St. Inglewood, CA 90302
- ✓ **Property Type:** 2bdr 1ba Single Family Residence zoned R3 (Can build up to 3 Units)
- ✓ **Property Condition:** Fair—Structurally sound but requires significant interior rehab work
- ✓ **Area:** Decent area of North Inglewood. Very close to LAX, Westchester, and Ladera Heights. Mixed composition of SFR's and apartments.
- ✓ **Market Value*:** Comparables support a value of \$275,000.
- ✓ **Notable Information:** This property sits in a desirable pocket of Inglewood for both buyers and renters. Given the spread on this house, it could be a very profitable rehab project or a nice cash flow deal.

* Market Value is determined by taking the median price point for recent comparable sales within the last 9 months and ½ mile from the subject



THE INVESTMENT OPPORTUNITY

Quick Flip Opportunity Details:

- | | |
|--|---|
| ✓ Purchase Price: \$165,000 | ✓ Total Investment to Value: 70% |
| ✓ After Repair Value: \$275,000 | ✓ Liquidation Strategy: Quick Resale <120 days |
| ✓ Price to Value: 60% | ✓ Estimated Cash Return: \$80,000 less fees |
| ✓ Estimated Rehab Costs: \$25,000 | ✓ Estimated Return on Investment: 34% |
| ✓ Total Investment: \$195,000 | |

Investment Outlook: At 60 cents on the dollar and \$110k spread it's hard to lose on this deal. We've actually had contractors inspect the property and estimate that approximately \$25k in rehab work would put the property in a desirable selling condition. Currently, the average days-on-market in this neighborhood is very low for correctly priced homes due to its proximity to the Westside and moderate prices. If you are not averse to rehabs, this will be a very lucrative investment.

**The views expressed herein are only opinions. You are encouraged to do your own due diligence prior to making any investment decision.*

For more information about this or any of our investment opportunities please contact us at 800-915-6860 or invest@arrowcapitalgroup.com

133 W Plymouth St. Investment Analyzer

Buy/Flip Analysis

Property Information

Location	133 W. Plymouth St, Inglewood CA			Year Built	1946	Condition:	Fair
Type:	SFR	Sq. Ft.:	920	Lot Size:	4400	Area Rating:	B-
Bed/Bath	1-Feb	Other		Purchased:	12/3/2010	Sold:	n/a

Market Value:	\$275,000
Buy price:	\$165,000
Price/Value	60.0%

* Market data available upon request

Conservative		Expected	
Project Investment and Costs		Project Investment and Costs	
Buy Price:	\$165,000	Buy Price:	\$165,000
*Rehab:	\$30,000	*Rehab:	\$20,000
Property Taxes Paid:	\$1,719	Property Taxes Paid:	\$859
Eviction/CFK:	\$0	Eviction/CFK:	\$0
Legal Filings:	\$40	Legal Filings:	\$40
Closing Costs:	\$2,750	Closing Costs:	\$2,750
Deed/Ins/Utilities:	\$825	Deed/Ins/Utilities:	\$825
Total Investment:	\$200,334	Total Investment:	\$189,474
Investment to Value Ratio:	72.85%	Investment to Value Ratio:	68.90%
*Rehab cost breakdown available upon request		*Rehab cost breakdown available upon request	
Profit Projection		Profit Projection	
Sales Price:	\$250,000	Sales Price:	\$275,000
Sales Commission:	\$6,250	Sales Commission:	\$6,875
Total Investment:	\$200,334	Total Investment:	\$189,474
Projected Gross Profit:	\$43,416	Projected Gross Profit:	\$78,651
*Sales Expense is 4% of estimated sales price		*Sales Expense is 4% of estimated sales price	
Total Project return:	21.67%	Total Project return:	41.51%
**Projected Annual Return	75.85%	**Projected Annual Return:	145.28%

** Projected Annual returns are based on a 3 1/2 month sales cycle.

**All Projections are estimated figures solely for example purposes and should not be construed as accurate. You are encouraged to conduct your own due diligence prior to making any investment decision.*

Property Detail Report

Subject Property

**133 W Plymouth St
Inglewood, CA 90302-2213
Los Angeles County**



Owner Info:

Owner Name: Perry Margaret	Tax Billing Zip+4: 2213
Owner Vesting: Deceased	Annual Tax: \$697
Tax Billing Address: 133 W Plymouth St	County Use Code: Single Family Resid
Tax Billing City & State: Inglewood CA	Universal Land Use: SFR
Tax Billing Zip: 90302	

Location Info:

Zoning: Inr3yy	Census Tract: 6013.03
School District: Inglewood	Carrier Route: C012
TGNO: 703-C1	Old Map: 50-F5

Tax Info:

Tax ID: 4016-005-019	Total Assessment: \$29,962
Tax Year: 2009	% Improv: 61%
Annual Tax: \$697	Tax Area: 4569
Assessment Year: 2010	Legal Description: Orpington Tract E 44 Ft Of W 104 Ft Of Lot 60
Land Assessment: \$11,754	Lot Number: 60
Improved Assessment: \$18,208	

Characteristics:

Lot Frontage: 44	Lot Depth: 100
Heat Type: Heated	Lot Acres: .101
Lot Sq Ft: 4,400	Garage Type: Carport
Garage Capacity: 1	Style: Conventional
Building Sq Ft: 920	Roof Material: Composition Shingle
Roof Shape: Gable	Stories: 1
Interior Wall: Plaster	Exterior: Stucco
Total Units: 1	Total Rooms: 5
Foundation: Raised	Bedrooms: 2
Total Baths: 1	Full Baths: 1
Year Built: 1946	Effective Year Built: 1950
Topography: Rolling/Hilly	Fireplaces: 1
Other Impvs: Fence	Other Rooms: Living Room
Sewer: Type Unknown	

Last Market Sale:

Owner Name: : **Perry Margaret**

Mortgage History:

Mortgage Date: : **04/20/1989**

Mortgage Amt: : **\$20,000**

Mortgage Lender: : **Bank Of America**

Mortgage Type: : **Conventional**

Courtesy of
The MLS-CLAW Inc

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

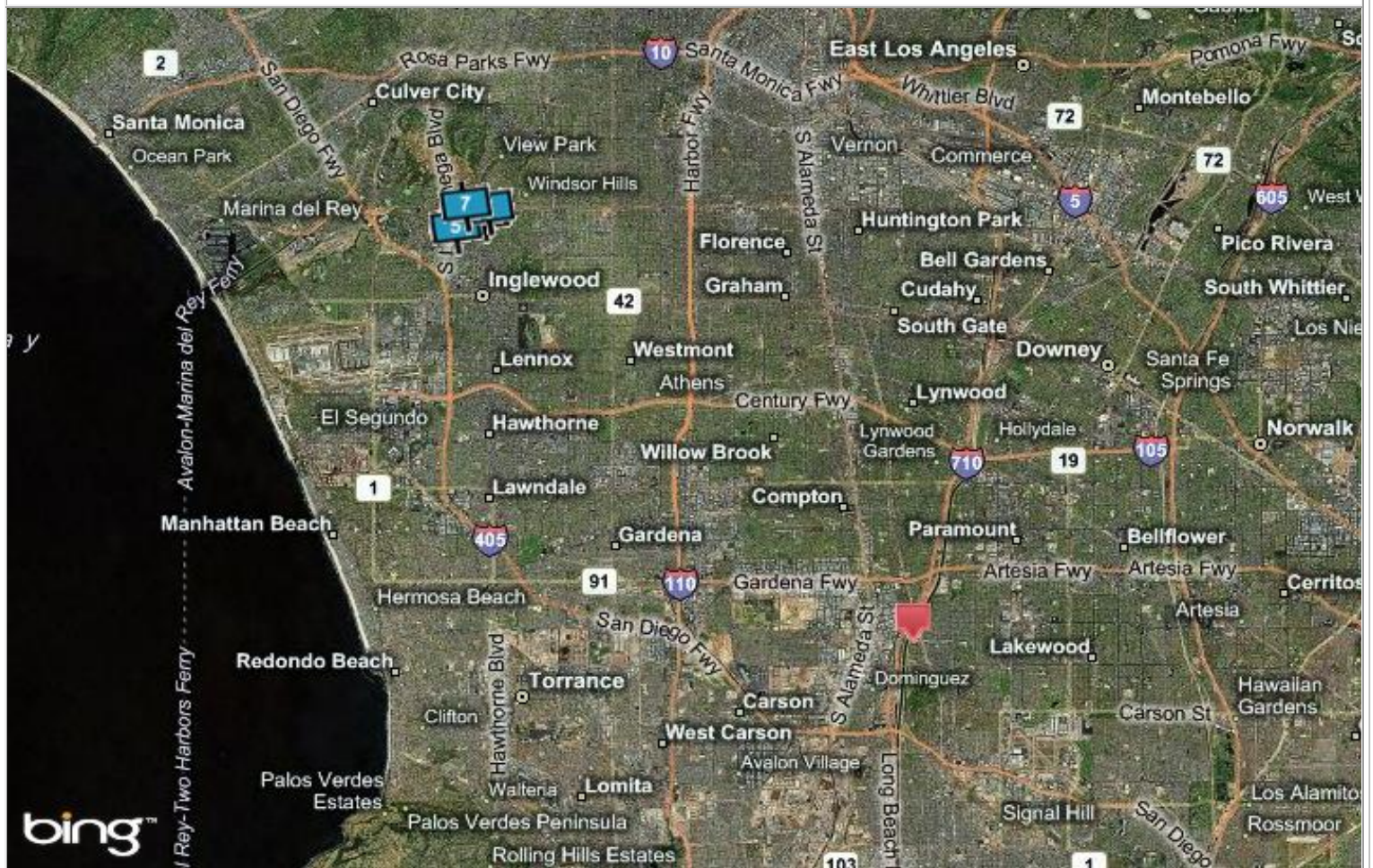
Comparable Sales

For Property Located At
133 W Plymouth St
Inglewood, CA 90302-2213

Summary

Address	City State Zip	Recording Date	Sale Price	Price Per Sq Ft	Building Sq Ft	Bedrooms	Total Baths	Dist (miles)	Year Built	Total Assessment
1. 317 Hargrave St	Inglewood CA 90302	01/28/2010	\$200,000	\$253.81	788	2	1	.296904	1923	\$340,000
2. 892 W Beach Ave	Inglewood CA 90302	01/21/2010	\$210,000	\$221.52	948	2	1	.437774	1940	\$331,000
3. 336 E Fairview Blvd	Inglewood CA 90302	08/20/2010	\$247,000	\$257.29	960	2	1	.46642	1925	\$159,620
4. 1120 Forest St	Inglewood CA 90302	01/11/2010	\$285,000	\$265.86	1,072	3	2	.271871	1925	\$347,175
5. 882 W Beach Ave	Inglewood CA 90302	09/29/2010	\$290,000	\$277.25	1,046	2	1	.420271	1948	\$237,000
6. 331 E Ellis Ave	Inglewood CA 90302	02/12/2010	\$305,000	\$308.39	989	2	1	.438354	1923	\$354,157
7. 316 W 64th St	Inglewood CA 90302	04/30/2010	\$325,000	\$301.48	1,078	2	2	.483262	1941	\$208,886

Realist Map



Details

	Subject	Comp#1	Comp#2
Address	133 W Plymouth St	317 Hargrave St	892 W Beach Ave
Property City	Inglewood	Inglewood	Inglewood
Zip Code	90302	90302	90302
Map Page/Grid	703-C1	673-C7	703-B1
Tract Number		7250	7653
School District	Inglewood	Inglewood	Inglewood
Dist (miles)		.296904	.437774
Tax ID	4016-005-019	4014-011-007	4017-015-009
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$697	\$4,755	\$4,384
Settle Date		11/11/2009	12/04/2009
Sale Price		\$200,000	\$210,000
Year Built	1946	1923	1940
Recording Date		01/28/2010	01/21/2010
Building Sq Ft	920	788	948
Style	Conventional	Conventional	Conventional
Stories	1	1	1
Total Units	1	1	1
Total Rooms	5	4	4
Bedrooms	2	2	2
Total Baths	1	1	1
Full Baths	1	1	1
Fireplaces	1		1
Floor Cover		Hardwood	Hardwood
Interior Wall	Plaster	Plaster	Plaster
Exterior	Stucco	Shingle Siding	Shingle Siding
Garage Type	Carport	Detached Garage	Carport
Garage Capacity	1	1	2
Foundation	Raised	Raised	Raised
Roof Material	Composition Shingle	Composition Shingle	Wood Shake
Effective Year Built	1950	1925	1940
Water		Public	Public
Sewer	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated
Lot Frontage	44	55	66
Lot Depth	100	112	115
Lot Acres	.101	.1673	.1733
Waterfront Influence			
Lot Sq Ft	4,400	6,160	7,549
Condition		Good	Average
Quality		Average	Average
Document No		123779	88601
Deed Type		Grant Deed	Grant Deed

	Subject	Comp#3	Comp#4
Address	133 W Plymouth St	336 E Fairview Blvd	1120 Forest St
Property City	Inglewood	Inglewood	Inglewood
Zip Code	90302	90302	90302
Map Page/Grid	703-C1	673-C7	673-C7
Tract Number		7250	7250
School District	Inglewood	Inglewood	Inglewood
Dist (miles)		.46642	.271871
Tax ID	4016-005-019	4014-004-018	4014-011-020
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$697	\$5,060	\$2,943
Settle Date		07/14/2010	12/03/2009
Sale Price		\$247,000	\$285,000
Year Built	1946	1925	1925
Recording Date		08/20/2010	01/11/2010
Building Sq Ft	920	960	1,072
Style	Conventional	Conventional	Conventional
Stories	1	1	1
Total Units	1	1	1
Total Rooms	5	6	5
Bedrooms	2	2	3
Total Baths	1	1	2
Full Baths	1	1	2
Fireplaces	1	1	1
Floor Cover		Hardwood	Hardwood
Interior Wall	Plaster	Plaster	Plaster
Exterior	Stucco	Stucco	Shingle Siding
Garage Type	Carport	Attached Garage	Carport
Garage Capacity	1	1	2
Foundation	Raised	Pier	Pier
Roof Material	Composition Shingle	Composition Shingle	Composition Shingle
Effective Year Built	1950	1925	1935
Water			Public
Sewer	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated
Lot Frontage	44	45	70
Lot Depth	100	135	128
Lot Acres	.101	.1147	.214
Waterfront Influence		Corner	
Lot Sq Ft	4,400	5,000	8,960
Condition		Fair	Good
Quality		Average	Average
Document No		1161580	33704
Deed Type		Grant Deed	Grant Deed

	Subject	Comp#5	Comp#6
Address	133 W Plymouth St	882 W Beach Ave	331 E Ellis Ave
Property City	Inglewood	Inglewood	Inglewood
Zip Code	90302	90302	90302
Map Page/Grid	703-C1	703-B1	673-C7
Tract Number		652	7250
School District	Inglewood	Inglewood	Inglewood
Dist (miles)		.420271	.438354
Tax ID	4016-005-019	4017-015-026	4014-004-016
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$697	\$11,159	\$5,539
Settle Date		09/23/2010	02/02/2010
Sale Price		\$290,000	\$305,000
Year Built	1946	1948	1923
Recording Date		09/29/2010	02/12/2010
Building Sq Ft	920	1,046	989
Style	Conventional	Conventional	Conventional
Stories	1	1	1
Total Units	1	1	1
Total Rooms	5	5	4
Bedrooms	2	2	2
Total Baths	1	1	1
Full Baths	1	1	1
Fireplaces	1		
Floor Cover			Hardwood
Interior Wall	Plaster	Plaster	Plaster
Exterior	Stucco	Stucco	Shingle Siding
Garage Type	Carport	Carport	Carport
Garage Capacity	1	1	1
Foundation	Raised	Slab	Raised
Roof Material	Composition Shingle	Gravel & Rock	Composition Shingle
Effective Year Built	1950	1948	1925
Water		Public	Public
Sewer	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated
Lot Frontage	44	50	74
Lot Depth	100	125	120
Lot Acres	.101	.1434	.2044
Waterfront Influence			
Lot Sq Ft	4,400	6,250	8,904
Condition		Good	Average
Quality			Average
Document No		1382128	199776
Deed Type		Grant Deed	Grant Deed

	Subject	Comp#7	
Address	133 W Plymouth St	316 W 64th St	
Property City	Inglewood	Inglewood	
Zip Code	90302	90302	
Map Page/Grid	703-C1	673-B7	
Tract Number		9576	
School District	Inglewood	Inglewood	
Dist (miles)		.483262	
Tax ID	4016-005-019	4002-009-027	
County Use Code	Single Family Resid	Single Family Resid	
Universal Land Use	SFR	SFR	
Annual Tax	\$697	\$2,931	
Settle Date		04/22/2010	
Sale Price		\$325,000	
Year Built	1946	1941	
Recording Date		04/30/2010	
Building Sq Ft	920	1,078	
Style	Conventional	Conventional	
Stories	1	1	
Total Units	1	1	
Total Rooms	5	4	
Bedrooms	2	2	
Total Baths	1	2	
Full Baths	1	2	
Fireplaces	1	1	
Floor Cover		Hardwood	
Interior Wall	Plaster	Plaster	
Exterior	Stucco	Stucco	
Garage Type	Carport	Carport	
Garage Capacity	1	2	
Foundation	Raised	Raised	
Roof Material	Composition Shingle	Composition Shingle	
Effective Year Built	1950	1944	
Water			
Sewer	Type Unknown	Type Unknown	
Heat Type	Heated	Heated	
Lot Frontage	44	48	
Lot Depth	100	135	
Lot Acres	.101	.1487	
Waterfront Influence			
Lot Sq Ft	4,400	6,480	
Condition			
Quality			
Document No		592744	
Deed Type		Grant Deed	

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