

## AVAILABLE PROPERTIES



**Triplex Oxnard Beach**  
 \$1,000,000, 3.8% CF  
 3.75 CAP, 10.2% Upside  
 All 2/1 from \$1,500, 8 Pkg  
 70'x70' Subdivideable Lot



**7 Unit Ventura**  
 \$995,000/\$458,000 Dn  
 3.3% CF, 5.17 CAP, 1968  
 OWC 5.45%, 10.8% Ups  
 6-2/1 Flats & 1-2/1.5 Twnh



**8 Unit West Hollywood**  
 World Famous Historical  
 Landmark, Private Unique  
 Architecture & Design  
 1st time on market in 47 yrs



**CLOSED ESCROW**  
**8 Unit W. Hollywood**  
 \$2.36M/ \$295K CPU  
 1930's Architecture,  
 4 Classic Bldgs, All 2/1



**9 Unit W. Hollywood**  
 \$1.099M/\$500K Dn  
 3.2% CF, 5.76 CAP, 1980  
 \$122K CPU, 10.41 GRM  
 2-Sgl/1, 5-1/1 & 2-2/1



**32 Unit Glendale**  
 \$3.8M/\$1.140M Dn  
 6.3% CF, 6.41 CAP, 9.88  
 GRM, 2-Property Portfolio  
 31-1/1 & 1-2/1, \$119K CPU



**33 Unit Oxnard**  
 \$4.29M/\$1.328M Dn  
 4.1% CF, 5.70 CAP, 10.36  
 GRM, 8.3% Ups, Laundry  
 17-1/1, 8-2/1 & 8-2/1.5 TH



**40 Unit Glendale**  
 \$4.675M/\$1.725M Dn  
 5.3% CF, 5.59 CAP, 10.36  
 GRM, 32-Sgl/1 & 8-1/1,  
 .49 Acres, Assm 1st 5.75%

PRSRT STD  
 U.S. Postage  
 PAID  
 Permit #618  
 Thousand Oaks, CA

HANES INVESTMENT REALTY, INC.  
 4500 E. Thousand Oaks Blvd., Suite 103, Westlake Village, CA 91362  
 P: (805) 374-2350 F: (805) 374-2354 E: info@hanesre.com  
[WWW.HANESINVESTMENTREALTY.COM](http://WWW.HANESINVESTMENTREALTY.COM)

RETURN SERVICE REQUESTED



JUST SOLD & CLOSED  
 6 UNITS COVINA, CA

JANUARY 2010

HANES INVESTMENT REALTY, INC.

INVESTMENT REAL ESTATE BROKERS AND ADVISORS



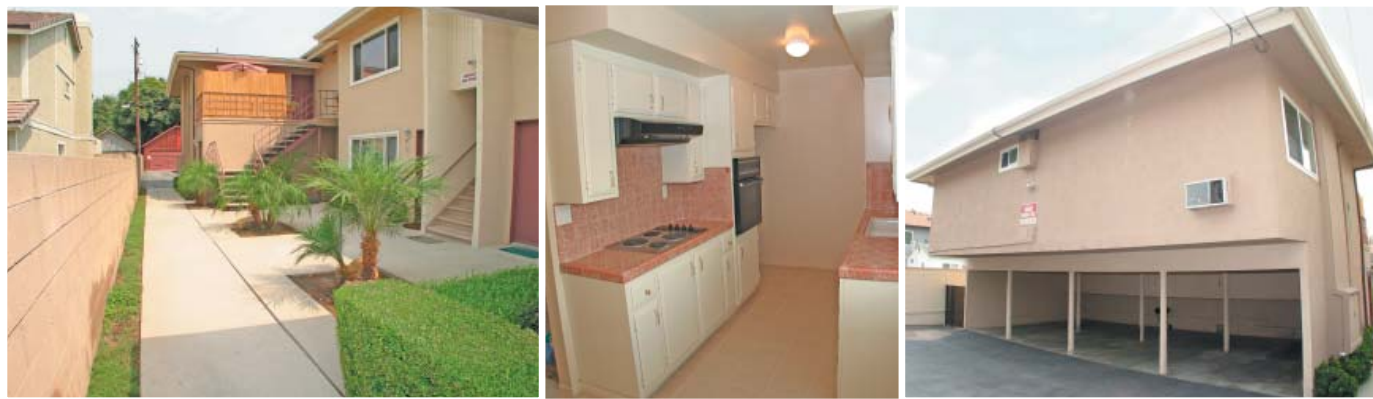
JUST SOLD & CLOSED  
 6 UNITS  
 COVINA, CA

BRAEMON M. HANES, CCIM  
 SENIOR INVESTMENT CONSTULANT  
 CA DRE LICENSE# 01230427

BRYAN B. HANES, CCIM  
 SENIOR INVESTMENT CONSTULANT  
 CA DRE LICENSE# 01218980

4500 E. Thousand Oaks Blvd., #103  
 Westlake Village, CA 91362  
 (805) 374-2350 / (818) 865-8305  
 Fax - (805) 374-2354

## PROPERTY LOCATION



## 241 E. DEXTER STREET, COVINA, CA

AVAILABLE NOW:

### HANES APARTMENT ADVISOR WINTER 2009/10

#### Market Stats and Topics:

- Observation and Comment
- The Experts Speak at Apartments 2009
- Economic Conditions Affecting Apartment Owners
- Market Watch: Market Indicator



Comparisons,  
for 71 Cities  
within 6  
Regions

Rent Watch:  
Minimum,  
Maximum and  
Average Rent  
Levels by City  
per Region

GO TO:

[WWW.HANESINVESTMENTREALTY.COM](http://WWW.HANESINVESTMENTREALTY.COM)

### TRANSACTION HIGHLIGHTS:

- SOLD AT FULL PRICE
- 58% DOWN PAYMENT
- SELLER CARRIED FINANCING @ 4.5% APR
- 79 DAYS ON THE MARKET - MULTIPLE OFFERS GENERATED
- HIGHEST COST PER UNIT AT \$152,250 SINCE 1/1/09 (COSTAR AS OF 1/22/10 ZIP CODES: 91009-10 & 91702, 22-24, 40-41, 66-69, 89-93)
- MARKETED TO OVER 22,633 OWNERS OF 40,405 INDIVIDUAL BUILDINGS - HANES 26-POINT MARKETING COMMITMENT

*Hanes Investment Realty, Inc. has built and maintained an unparalleled track record of service to its clients through specialized knowledge of multi-family investments and progressive, up to the minute research within any given city, submarket or neighborhood.*

*WE KNOW VALUES. Please note that the list price - sale price variance on our most recent 235 sales is .58 of 1%, with 78% selling at, or above the listed price. Our average sale time is 60 days.*

Hanes Investment Realty, Inc. is pleased to announce the recent sale of 6 units located in Covina, CA.

The property was built in 1962 and is set on a 8,716 sq. ft. (per assessor) lot. The property is located in a mostly residential neighborhood within 3 miles of the 10 and 210 Freeways and walking distance to Downtown Covina.

The property consists of a total of six (6) units. The units generally feature tile at entries, wall A/C, cable television, smoke detectors and electric heat. Kitchens feature ample cabinet and counter space, pantries, garbage disposal and a built in electric range.

If you are considering selling or exchanging your apartment building, we invite you to have Hanes Investment Realty, Inc. perform a complimentary Market Analysis - Opinion of Value. Simply fill out and return the enclosed form via fax (805) 374-2354 or mail.

Information including market stats, rents and surveys are also available on-line at: [HANESINVESTMENTREALTY.COM](http://HANESINVESTMENTREALTY.COM)

