

FINANCIAL INDICATOR UNIT MIX						CURREN	T		MARKET				
Price Down Payment	\$900,000 \$306,000	Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to- Lease
Current CAP	5.21%	5 Bed/3 Bath	2	1,979	\$2,850 - \$3,200	*	\$1.53	\$6,050	\$3,200 - \$3,200	\$3,200	\$1.62	\$6,400	5.5%
Market CAP	5.57%												
Price/Unit	\$450,000												
Price/Gross SF	\$227												
Current GRM	12.78												
Market GRM	12.08												
		Totals/Weighted Averages	2	1,979		\$3,025	\$1.53	\$6,050		\$3,200	\$1.62	\$6,400	5.5%
					ANNUAL CURRENT \$72,600		\$72,600	ANNUAL MARKET \$76,800					

BUILDING DATA		ANNUALIZED OPERATING DATA		CURRENT MARKET		ANNUUALIZED OPERATING EXPENS	CURRENT	MARKET		
No. of Units	2	Market Rent		\$76,800		\$76,800	Fixed Expenses			
Year Built	2014	Gain (Loss)-to-Lease	5.5%	-\$4,200		-	Real Estate Taxes	1.196%	\$10,764	\$10,764
Lot Size SF	7,068	Gross Potential Rental Income		\$72,600		\$76,800	Direct Assessments	Per Assessor		
Zoning	R2-1	Less: Vacancy	3.0%	-\$2,178	3.0%	-\$2,304	Insurance	\$.45/SF	\$1,782	\$1,782
Building SF	3,959	Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0	Reserves	\$329/unit	\$658	\$745
APN's	5107-009-026	Less: Bad Debt	0.0%	\$0	0.0%	\$0				
Rent Stabilization Ordinance	e No	Less: Concessions	0.0%	\$0	0.0%	\$0	Variable Expenses			
		Total Rental Income		\$70,422		\$74,496	Utilities	\$1200/unit	\$2,400	\$2,400
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0	Gas	\$/unit	\$0	\$0
FINANCING (Proposed)		RUBS Income		\$0		\$0	Trash	\$/unit	\$0	\$0
Loan Amount	\$594,000	Parking Income		\$0		\$0	Contract Services (Gardening)	\$600/unit	\$1,200	\$1,200
Loan Constraint	LTV Constrained	Laundry Income		\$0		\$0	Repairs & Maintenance	\$1973/unit	\$3,946	\$4,470
Loan -to-Value 66.00%	66%	Effective Gross Income		\$70,422		\$74,496	Turnover	\$/unit	\$0	\$0
Interest Rate	4.8%	Less: Expenses		-\$23,566		-\$24,341	Management Fee	4.0% of EGI	\$2,817	\$2,980
Amortization (Years)	30	Net Operating Income		\$46,856		\$50,155	Total Expenses		\$23,566	\$24,341
DSCR Constraint	1.25	NOI Margin		67%		67%	% of EGI		33.46%	32.67%
Annual Payment	\$37,764	Less: Debt Service		-\$37,764		-\$37,764	Expenses/Unit		\$11,783	\$12,170
Monthly Payment	\$3,117	Pre-Tax Cash Flow		\$9,091		\$12,391	Expenses/Gross SF		\$5.95	\$6.15
DSCR (actual)	1.24									

Broker/Agent does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. If your home is currently listed with another broker, this is not intended to solicit that listing. CalDRE 01928821



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				CURRENT		SCHEDULED	GROSS INCOME	MA		
#	STATUS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
1	Occupied	5 Bed/3 Bath	1,979	\$2,850	\$1.44	\$2,850	\$1.44	\$3,200	\$1.62	-\$350
2	Vacant	5 Bed/3 Bath	1,979	\$3,200	\$1.62	\$3,200	\$1.62	\$3,200	\$1.62	\$0
										1
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	50%	1	3,958	\$6,050	\$1.53	\$6,050	\$1.53	\$6,400	\$1.62	-\$350