



FINANCIAL INDICATOR		UNIT MIX		CURRENT				MARKET					
		# 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	
Price	\$865,000												
Down Payment	\$268,150												
Current CAP	5.49%	5 Bed/3 Bath	2	1,792	\$2,750 - \$3,340	\$3,045	\$1.70	\$6,090	\$3,340 - \$3,340	\$3,340	\$1.86	\$6,680	8.8%
Market CAP	6.20%												
Price/Unit	\$432,500												
Price/Gross SF	\$241												
Current GRM	12.20												
Market GRM	11.12												
Totals/Weighted Averages		2	1,792			\$3,045	\$1.70	\$6,090		\$3,340	\$1.86	\$6,680	8.8%
							ANNUAL CURRENT	\$73,080	ANNUAL MARKET		\$80,160		

BUILDING DATA		ANNUALIZED OPERATING DATA		CURRENT	MARKET	ANNUALIZED OPERATING EXPENSES		CURRENT	MARKET
No. of Units	2	Market Rent		\$80,160	\$80,160	Fixed Expenses			
Year Built	2013	Gain (Loss)-to-Lease	8.8%	-\$7,080	-	Real Estate Taxes	1.196%	\$10,346	\$10,346
Lot Size SF	5,449	Gross Potential Rental Income		\$73,080	\$80,160	Direct Assessments	Per Assessor		
Zoning	C2-1VL-CPIO	Less: Vacancy	3.0%	-\$2,192	3.0%	Insurance	\$.45/SF	\$1,613	\$1,613
Building SF	3,584	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves	\$354/unit	\$709	\$778
APN's	6020-006-032	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
Rent Stabilization Ordinance	No	Less: Concessions	0.0%	\$0	0.0%	Utilities	\$1200/unit	\$2,400	\$2,400
		Total Rental Income		\$70,888	\$77,755	Gas	\$/unit	\$0	\$0
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	Trash	\$/unit	\$0	\$0
		RUBS Income		\$0	\$0	Contract Services (Gardening)	\$600/unit	\$1,200	\$1,200
		Parking Income		\$0	\$0	Repairs & Maintenance	\$2127/unit	\$4,253	\$4,665
		Laundry Income		\$0	\$0	Turnover	\$/unit	\$0	\$0
		Effective Gross Income		\$70,888	\$77,755	Management Fee	4.0% of EGI	\$2,836	\$3,110
		Less: Expenses		-\$23,356	-\$24,112	Total Expenses		\$23,356	\$24,112
		Net Operating Income		\$47,531	\$53,644	% of EGI		32.95%	31.01%
		NOI Margin		67%	69%	Expenses/Unit		\$11,678	\$12,056
		Less: Debt Service		-\$37,945	-\$37,945	Expenses/Gross SF		\$6.52	\$6.73
		Pre-Tax Cash Flow		\$9,586	\$15,698				



7401 S Hoover St
Los Angeles CA 90044

#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
7401	Occupied	5 Bed/3 Bath	1,792	\$2,750	\$1.53	\$2,750	\$1.53	\$3,340	\$1.86	-\$590
7403	Occupied-Section 8	5 Bed/3 Bath	1,792	\$3,340	\$1.86	\$3,340	\$1.86	\$3,340	\$1.86	\$0
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UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	100%	2	3,584	\$6,090	\$1.70	\$6,090	\$1.70	\$6,680	\$1.86	-\$590