



FINANCIAL INDICATOR		UNIT MIX		CURRENT				MARKET					
Price	\$1,800,000	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
Down Payment	\$900,000	5 Bed/3 Bath	4		\$3,400 - \$3,400	\$3,400		\$13,600	\$3,400 - \$3,400	\$3,400		\$13,600	0.0%
Current CAP	6.82%												
Market CAP	6.82%												
Price/Unit	\$450,000												
Price/Gross SF	\$250												
Current GRM	11.37												
Market GRM	11.37												
Totals/Weighted Averages		0						\$13,600				\$13,600	0.0%
								ANNUAL CURRENT				ANNUAL MARKET	\$163,200

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
No. of Units	4	Market Rent		CURRENT	MARKET	Fixed Expenses		CURRENT	MARKET
Year Built	2019	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.196%	\$21,529	\$21,529
Lot Size SF	8,100	Gross Potential Rental Income		\$163,200	\$163,200	Direct Assessments	Per Assessor		
Zoning	RD2-1	Less: Vacancy	3.0%	-\$4,896	3.0%	Insurance	\$45/SF	\$3,240	\$3,240
Building SF	*EST 7,200	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves	\$400/unit	\$1,600	\$1,600
APN's	6039-009-005	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
		Less: Concessions	0.0%	\$0	0.0%	Utilities	\$/unit	\$0	\$0
		Total Rental Income		\$158,304	\$158,304	Gas	\$/unit	\$0	\$0
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	Trash	\$/unit	\$0	\$0
		RUBS Income		\$0	\$0	Contract Services (Gardening)	\$300/unit	\$1,200	\$1,200
		Parking Income		\$0	\$0	Repairs & Maintenance	\$400/unit	\$1,600	\$1,600
		Laundry Income		\$0	\$0	Turnover	\$/unit	\$0	\$0
		Effective Gross Income		\$158,304	\$158,304	Management Fee	4.0% of EGI	\$6,332	\$6,332
		Less: Expenses		-\$35,501	-\$35,501	Total Expenses		\$35,501	\$35,501
		Net Operating Income		\$122,803	\$122,803	% of EGI		22.43%	22.43%
		NOI Margin		78%	78%	Expenses/Unit		\$8,875	\$8,875
		Less: Debt Service		-\$55,252	-\$55,252	Expenses/Gross SF		\$4.93	\$4.93
		Pre-Tax Cash Flow		\$67,551	\$67,551				

FINANCING (Proposed)	
Loan Amount	\$900,000
Loan Constraint	LTV Constrained
Loan -to-Value	50.00% 50%
Interest Rate	4.5%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$55,252
Monthly Payment	\$4,560
DSCR (actual)	2.22



808 W 95th 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	
1	Vacant	5 Bed/3 Bath		\$3,400		\$3,400		\$3,400		\$0
2	Vacant	5 Bed/3 Bath		\$3,400		\$3,400		\$3,400		\$0
3	Vacant	5 Bed/3 Bath		\$3,400		\$3,400		\$3,400		\$0
4	Vacant	5 Bed/3 Bath		\$3,400		\$3,400		\$3,400		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
4	0%	0	0	\$13,600		\$13,600		\$13,600		\$0