



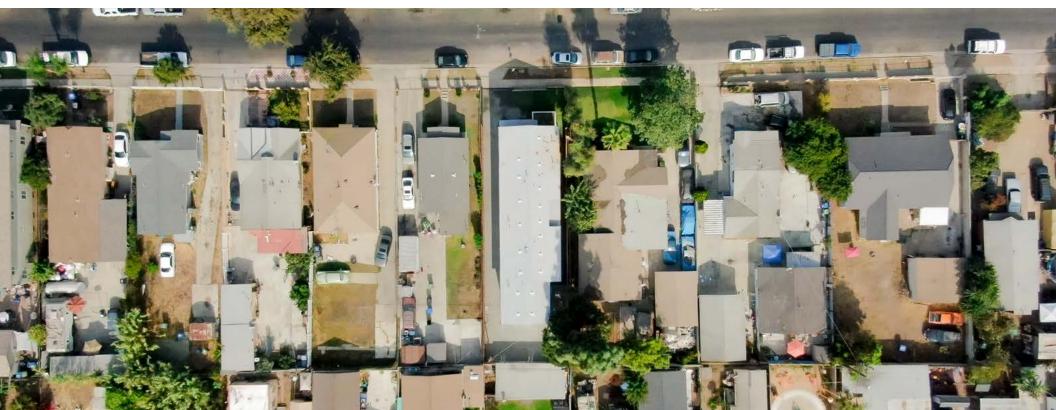
BRAND NEW CONSTRUCTION | DUPLEX

160 W 111th PI, Los Angeles Ca 90061

Offering Price: \$885,000









FINANCIAL INDICATOR	
Price	\$885,000
Down Payment	\$885,000
Current CAP	6.03%
Market CAP	6.03%
Price/Unit	\$442,500
Price/Gross SF	\$230
Current GRM	12.26
Market GRM	12.26

UNIT MIX				CURRE	NT			MARKET			
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
5 Bed/3 Bath	2		\$3,100 - \$3,10	\$3,100		\$6,200	\$3,100 - \$3,100	\$3,100		\$6,200	0.0%
Totals/Weighted Averages	2					\$6,200				\$6,200	0.0%
				ANNUA	AL CURRENT	\$74,400		ANNU	AL MARKET	\$74,400	

BUILDING DATA		
No. of Units		2
Year Built		2019
Lot Size SF		6,907
Zoning		R2-1
Building SF *I	EST	3,847
APN's		6074-022-011
Rent Stabilization C	Ordinance	No
FINANCING (Propo	sed)	
Loan Amount		\$0
Loan Amount Loan Constraint	L	\$0 TV Constrained
20411741104110	L 0.00%	•
Loan Constraint	_	TV Constrained
Loan Constraint Loan -to-Value	0.00%	TV Constrained
Loan Constraint Loan -to-Value Interest Rate	0.00%	TV Constrained 0% 4.5%
Loan Constraint Loan -to-Value Interest Rate Amortization (Years	0.00%	TV Constrained 0% 4.5% 30
Loan Constraint Loan -to-Value Interest Rate Amortization (Years DSCR Constraint	0.00%	TV Constrained 0% 4.5% 30 1.25
Loan Constraint Loan -to-Value Interest Rate Amortization (Years DSCR Constraint Annual Payment	0.00%	TV Constrained 0% 4.5% 30 1.25 \$0

ANNUALIZED OPERATING DATA	CURRENT		MARKET	ANNUUALIZED OPERATING EXPENS	CURRENT	MARKET		
Market Rent		\$74,400		\$74,400	Fixed Expenses			
Gain (Loss)-to-Lease	0.0%	\$0		-	Real Estate Taxes	1.174%	\$10,392	\$10,392
Gross Potential Rental Income		\$74,400		\$74,400	Direct Assessments	Per Assessor		
Less: Vacancy	3.0%	-\$2,232	3.0%	-\$2,232	Insurance	\$.35/SF	\$1,346	\$1,346
Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0	Reserves		\$722	\$722
Less: Bad Debt	0.0%	\$0	0.0%	\$0				
Less: Concessions	0.0%	\$0	0.0%	\$0	Variable Expenses			
Total Rental Income		\$72,168		\$72,168	Utilities		\$0	\$0
Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0	Gas		\$0	\$0
RUBS Income		\$0		\$0	Trash		\$0	\$0
Parking Income		\$0		\$0	Contract Services (Gardening)	Once per month	\$480	\$480
Laundry Income		\$0		\$0	Repairs & Maintenance		\$2,165	\$2,165
Effective Gross Income		\$72,168		\$72,168	Turnover		\$0	\$0
Less: Expenses		-\$18,826		-\$18,826	Management Fee		\$3,720	\$3,720
Net Operating Income		\$53,342		\$53,342	Total Expenses		\$18,826	\$18,826
NOI Margin		74%		74%	% of EGI		26.09%	26.09%
Less: Debt Service		\$0		\$0	Expenses/Unit		\$9,413	\$9,413
Pre-Tax Cash Flow		\$53,342		\$53,342	Expenses/Gross SF		\$4.89	\$4.89

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



				CURRENT		SCHEDULED GROSS INCOME		MAI		
#	STATUS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
1	Vacant	5 Bed/3 Bath		\$3,100		\$3,100		\$3,100		\$0
2	Vacant	5 Bed/3 Bath		\$3,100		\$3,100		\$3,100		\$0
										1
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$6,200		\$6,200		\$6,200		\$0