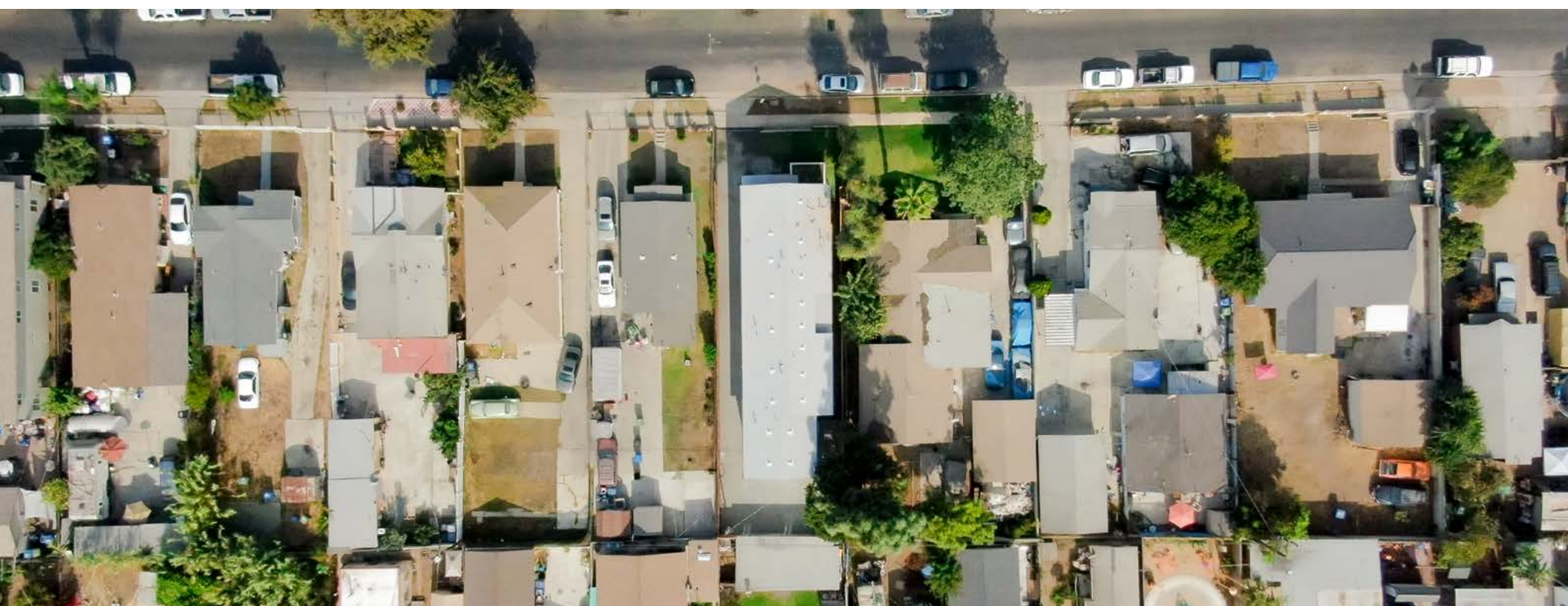




BRAND NEW CONSTRUCTION | DUPLEX
160 W 111th Pl, Los Angeles Ca 90061
Offering Price: \$885,000



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

Unit Type	# of Units	Unit Size	CURRENT				MARKET				
			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 - \$3,100	\$3,100		\$6,200	\$3,100 - \$3,100	\$3,100		\$6,200	0.0%
Totals/Weighted Averages		2				\$6,200				\$6,200	0.0%
						ANNUAL CURRENT	\$74,400	ANNUAL MARKET		\$74,400	

BUILDING DATA

No. of Units	2
Year Built	2019
Lot Size SF	6,907
Zoning	R2-1
Building SF	*EST 3,847
APN's	6074-022-011
Rent Stabilization Ordinance	No

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Market Rent	\$74,400	\$74,400
Gain (Loss)-to-Lease	0.0% \$0	-
Gross Potential Rental Income	\$74,400	\$74,400
Less: Vacancy	3.0% -\$2,232	3.0% -\$2,232
Less: Non-Revenue Units	0.0% \$0	0.0% \$0
Less: Bad Debt	0.0% \$0	0.0% \$0
Less: Concessions	0.0% \$0	0.0% \$0
Total Rental Income	\$72,168	\$72,168
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$72,168	\$72,168
Less: Expenses	-\$18,826	-\$18,826
Net Operating Income	\$53,342	\$53,342
NOI Margin	74%	74%
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$53,342	\$53,342

ANNUALIZED OPERATING EXPENSES

	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.174% \$10,392	\$10,392
Direct Assessments	Per Assessor	
Insurance	\$35/SF \$1,346	\$1,346
Reserves	\$722	\$722
Variable Expenses		
Utilities	\$0	\$0
Gas	\$0	\$0
Trash	\$0	\$0
Contract Services (Gardening)	Once per month \$480	\$480
Repairs & Maintenance	\$2,165	\$2,165
Turnover	\$0	\$0
Management Fee	\$3,720	\$3,720
Total Expenses	\$18,826	\$18,826
% of EGI	26.09%	26.09%
Expenses/Unit	\$9,413	\$9,413
Expenses/Gross SF	\$4.89	\$4.89

FINANCING (Proposed)

Loan Amount	\$0
Loan Constraint	LTV Constrained
Loan -to-Value	0.00% 0%
Interest Rate	4.5%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$0
Monthly Payment	\$0
DSCR (actual)	#DIV/0!

#	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		\$3,100		\$3,100		\$3,100		\$0
2	Vacant	5 Bed/3 Bath		\$3,100		\$3,100		\$3,100		\$0
TOTALS				\$6,200		\$6,200		\$6,200		\$0
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