

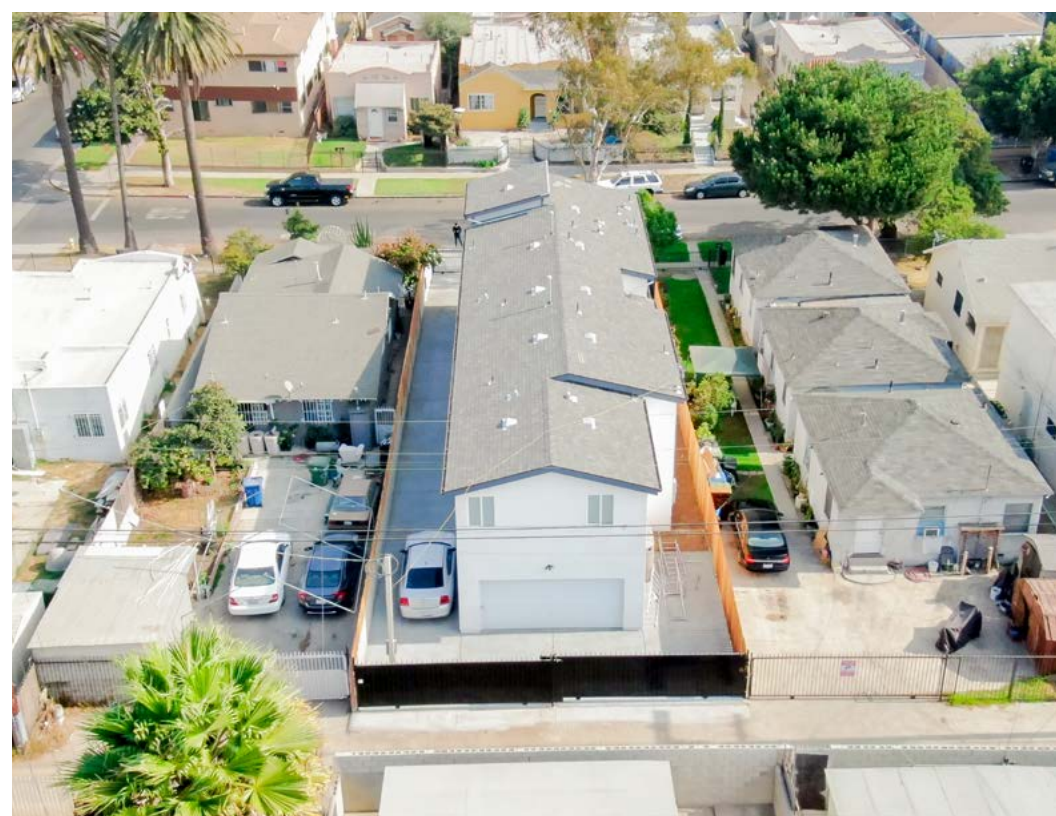
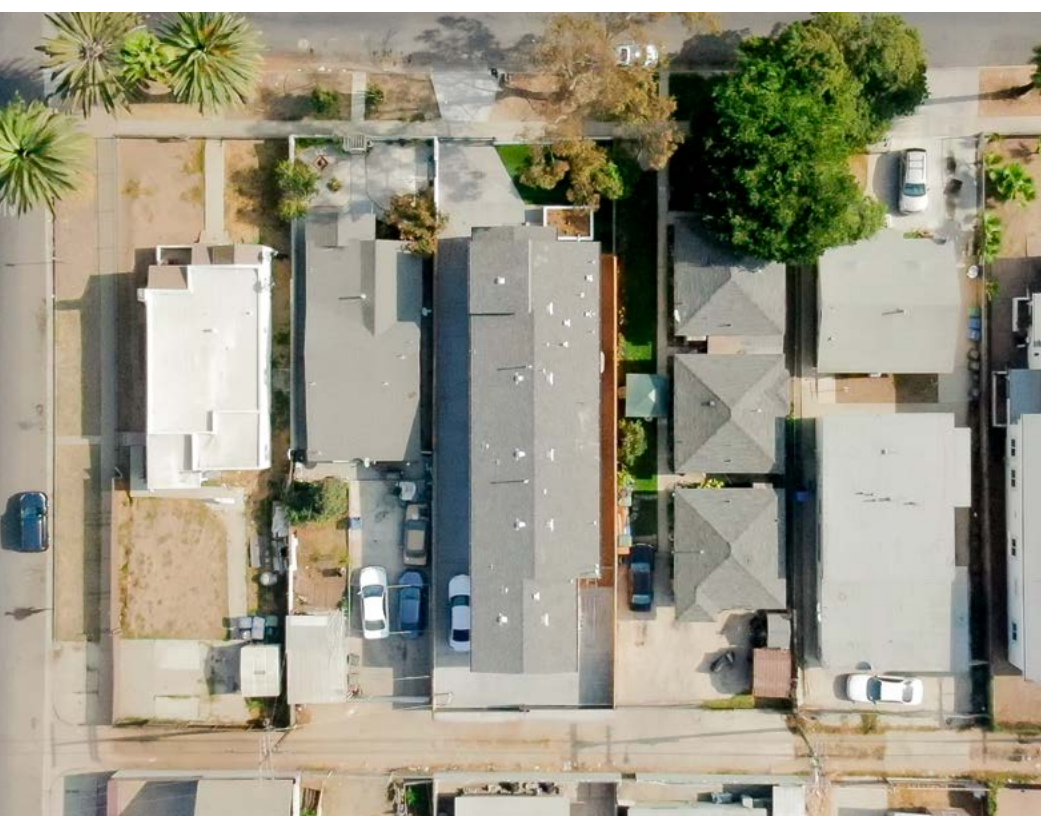
EXCLUSIVE MULTIFAMILY OPPORTUNITY



BRAND NEW CONSTRUCTION | DUPLEX
9011 Baring Cross St, Los Angeles Ca 90044
Offering Price: \$930,000

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FINANCIAL INDICATOR

Price	\$930,000
Down Payment	\$930,000
Current CAP	5.69%
Market CAP	5.69%
Price/Unit	\$465,000
Price/Gross SF	\$254
Current GRM	12.89
Market GRM	12.89

UNIT MIX

Unit Type	# of Units	Unit Size
5 Bed/3 Bath	2	
Totals/Weighted Averages	2	

CURRENT

Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income
\$3,100 - \$3,100	\$3,100		\$6,200
ANNUAL CURRENT			\$74,400

MARKET

Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to-Lease
\$3,100 - \$3,100	\$3,100		\$6,200	0.0%
ANNUAL MARKET			\$74,400	

BUILDING DATA

No. of Units	2
Year Built	2019
Lot Size SF	5,206
Zoning	R2-1
Building SF	*EST 3,660
APN's	6038-019-047
Rent Stabilization Ordinance	No

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Market Rent	\$74,400	\$74,400
Gain (Loss)-to-Lease	0.0%	-
Gross Potential Rental Income	\$74,400	\$74,400
Less: Vacancy	3.0%	3.0%
Less: Non-Revenue Units	0.0%	0.0%
Less: Bad Debt	0.0%	0.0%
Less: Concessions	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	-\$19,289	-\$19,289
Net Operating Income	\$52,879	\$52,879
<i>NOI Margin</i>	73%	73%
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$52,879	\$52,879

MARKET

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ANNUALIZED OPERATING EXPENSES

	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.174%	
Direct Assessments	Per Assessor	
Insurance	\$35/SF	
Reserves		
Variable Expenses		
Utilities	\$0	\$0
Gas	\$0	\$0
Trash	\$0	\$0
Contract Services (Gardening)	Once per month	
Repairs & Maintenance	\$2,165	\$2,165
Turnover	\$0	\$0
Management Fee	\$3,720	\$3,720
Total Expenses	\$19,289	\$19,289
% of EGI	26.73%	26.73%
Expenses/Unit	\$9,644	\$9,644
Expenses/Gross SF	\$5.27	\$5.27

FINANCING (Proposed)

Loan Amount	\$0
Loan Constraint	LTV Constrained
Loan -to-Value	0.00%
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
SUMMARY										
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

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