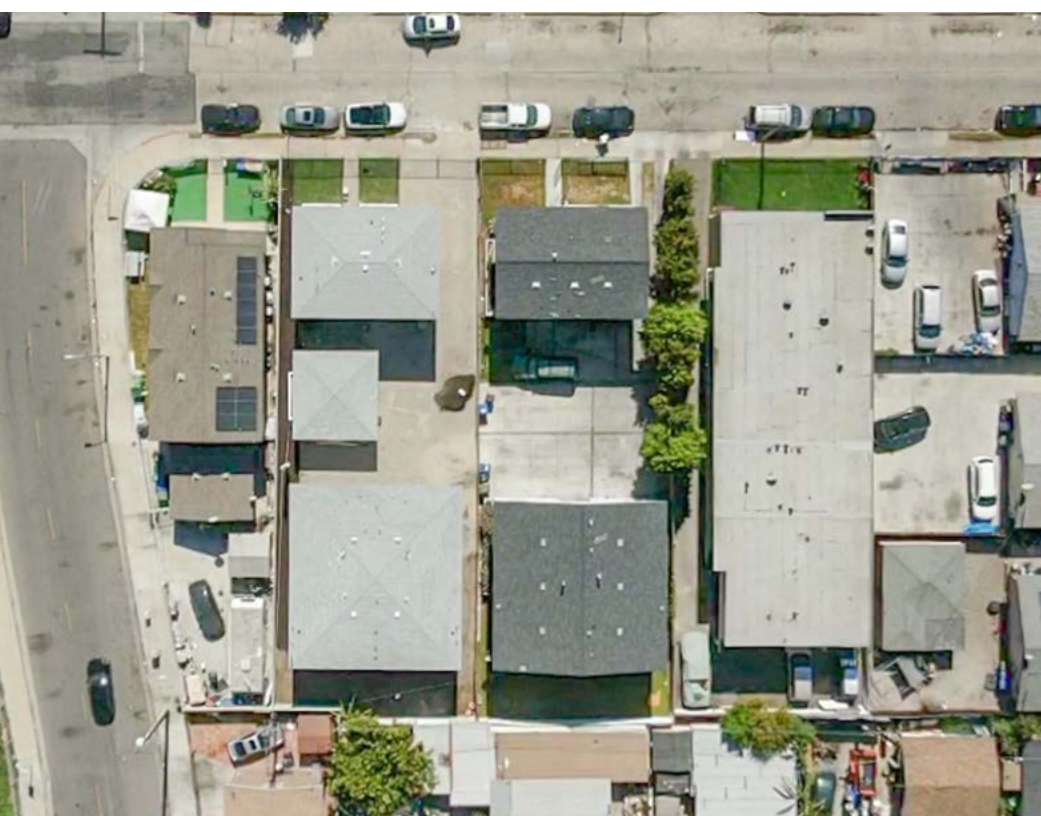




BRAND NEW CONSTRUCTION | 3 UNITS
439 W 89th St, Los Angeles Ca 90003
Offering Price: \$1,500,000





FINANCIAL INDICATOR	
Price	\$1,500,000
Down Payment	\$450,000
Current CAP	5.45%
Market CAP	5.45%
Price/Unit	\$500,000
Price/Gross SF	\$316
Current GRM	13.42
Market GRM	13.42

UNIT MIX	CURRENT						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	3		\$3,200 - \$3,200	\$3,200			\$9,600	\$3,200 - \$3,200	\$3,200		\$9,600	0.0%	
Totals/Weighted Averages		3					\$9,600				\$9,600	0.0%	
ANNUAL CURRENT							\$115,200	ANNUAL MARKET					\$115,200

BUILDING DATA	
No. of Units	3
Year Built	2019
Lot Size SF	7,000
Zoning	RD2-1
Building SF	*EST 4,740
APN's	6038-003-024
Rent Stabilization Ordinance	No

ANNUALIZED OPERATING DATA	CURRENT		MARKET		ANNUALIZED OPERATING EXPENSES		CURRENT	MARKET
Market Rent		\$115,200		\$115,200	Fixed Expenses			
Gain (Loss)-to-Lease	0.0%	\$0		-	Real Estate Taxes	1.174%	\$17,614	\$17,614
Gross Potential Rental Income		\$115,200		\$115,200	Direct Assessments	Per Assessor		
Less: Vacancy	3.0%	-\$3,456	3.0%	-\$3,456	Insurance	\$.35/SF	\$1,659	\$1,659
Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0	Reserves		\$1,117	\$1,117
Less: Bad Debt	0.0%	\$0	0.0%	\$0	Variable Expenses			
Less: Concessions	0.0%	\$0	0.0%	\$0	Utilities		\$0	\$0
Total Rental Income		\$111,744		\$111,744	Gas		\$0	\$0
Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0	Trash		\$0	\$0
RUBS Income		\$0		\$0	Contract Services (Gardening)	Once per month	\$720	\$720
Parking Income		\$0		\$0	Repairs & Maintenance		\$3,352	\$3,352
Laundry Income		\$0		\$0	Turnover		\$0	\$0
Effective Gross Income		\$111,744		\$111,744	Management Fee		\$5,580	\$5,580
Less: Expenses		-\$30,043		-\$30,043	Total Expenses		\$30,043	\$30,043
Net Operating Income		\$81,701		\$81,701	% of EGI		26.89%	26.89%
NOI Margin		73%		73%	Expenses/Unit		\$10,014	\$10,014
Less: Debt Service		-\$64,461		-\$64,461	Expenses/Gross SF		\$6.34	\$6.34
Pre-Tax Cash Flow		\$17,240		\$17,240				

FINANCING (Proposed)	
Loan Amount	\$1,050,000
Loan Constraint	LTV Constrained
Loan -to-Value	70.00% 70%
Interest Rate	4.5%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$64,461
Monthly Payment	\$5,320
DSCR (actual)	1.27

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

#	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		\$3,200		\$3,200		\$3,200		\$0
2	Vacant	5 Bed/3 Bath		\$3,200		\$3,200		\$3,200		\$0
3	Vacant	5 Bed/3 Bath		\$3,200		\$3,200		\$3,200		\$0
UNITS				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
3	0%	0		\$9,600		\$9,600		\$9,600		\$0