



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$1,350,000	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	\$580,500	5 Bed/2 Bath	1		\$3,200 - \$3,200	\$3,200		\$3,200	\$0 - \$3,200	\$3,200		\$3,200	0.0%
Current CAP	5.85%	4 Bed/3.5 Bath	1		\$3,000 - \$3,000	\$3,000		\$3,000	\$0 - \$3,000	\$3,000		\$3,000	0.0%
Market CAP	5.85%	4 Bed/2.5 Bath	1		\$3,000 - \$3,000	\$3,000		\$3,000	\$0 - \$3,000	\$3,000		\$3,000	0.0%
Price/Unit	\$450,000												
Price/Gross SF	\$293												
Current GRM	12.87												
Market GRM	12.87												
Totals/Weighted Averages			3					\$9,200				\$9,200	0.0%
						ANNUAL CURRENT		\$110,400			ANNUAL MARKET		\$110,400

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	3	Market Rent	\$110,400		\$110,400	Fixed Expenses			
Year Built	2019	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.174%	\$15,853	\$15,853
Lot Size SF	6,789	Gross Potential Rental Income	\$110,400		\$110,400	Direct Assessments	Per Assessor		
Zoning	RD2-1	Less: Vacancy	5.0%	-\$5,520	5.0%	Insurance	\$.35/SF	\$1,610	\$1,610
Building SF	*EST 4,600	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$1,049	\$1,049
APN's	6034-024-021	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
Rent Stabilization Ordinanc	No	Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
		Total Rental Income	\$104,880		\$104,880	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		\$1,049	\$1,049
		Laundry Income	\$0		\$0	Turnover		\$0	\$0
		Effective Gross Income	\$104,880		\$104,880	Management Fee		\$5,580	\$5,580
		Less: Expenses	-\$25,860		-\$25,860	Total Expenses		\$25,860	\$25,860
		Net Operating Income	\$79,020		\$79,020	% of EGI		24.66%	24.66%
		NOI Margin	75%		75%	Expenses/Unit		\$8,620	\$8,620
		Less: Debt Service	-\$47,241		-\$47,241	Expenses/Gross SF		\$5.62	\$5.62
		Pre-Tax Cash Flow	\$31,779		\$31,779				

FINANCING (Proposed)

Loan Amount	\$769,500
Loan Constraint	LTV Constrained
Loan -to-Value	57.00% 57%
Interest Rate	4.5%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$47,241
Monthly Payment	\$3,899
DSCR (actual)	1.67



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#	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/2 Bath		\$3,200		\$3,200		\$3,200		\$0
2	Vacant	4 Bed/3.5 Bath		\$3,000		\$3,000		\$3,000		\$0
3	Vacant	4 Bed/2.5 Bath		\$3,000		\$3,000		\$3,000		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
3	0%	0		\$9,200		\$9,200		\$9,200		\$0