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FINANCIAL INDICATOR UNIT MIX				CURREN	Т		MARKET				
Price Down Payment	\$1,350,000 \$580,500	Unit Type	# of Unit Units Size	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental Range	Avg. Avg. Rent Rent/SF	Monthly Income	Loss-to- Lease
Current CAP	5.85%	5 Bed/2 Bath	1	\$3,200 - \$3,	200 \$3,200		\$3,200	\$0 - \$3,200	\$3,200	\$3,200	0.0%
Market 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%
Price/Unit	\$450,000	4 Bed/2.5 Bath	1	\$3,000 - \$3,	000 \$3,000		\$3,000	\$0 - \$3,000	\$3,000	\$3,000	0.0%
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		CURRENT MARKET		ANNUUALIZED OPERATING EXPENSES			CURRENT	MARKET	
No. of Units	3	Market Rent		\$110,400	:	\$110,400	Fixed Expens	es			
Year Built	2019	Gain (Loss)-to-Lease	0.0%	\$0		-	Real Esta	ate Taxes	1.174%	\$15,853	\$15,853

NO. OF UTILS	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%	-\$5,520	Insurance	\$.35/SF	\$1,610	\$1,610
Building SF *EST	4,600	Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0	Reserves		\$1,049	\$1,049
APN's	6034-024-021	Less: Bad Debt	0.0%	\$0	0.0%	\$0				
Rent Stabilization Ordinanc	No	Less: Concessions	0.0%	\$0	0.0%	\$0	Variable Expenses			
		Total Rental Income		\$104,880		\$104,880	Utilities		\$0	\$0
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0	Gas		\$0	\$0
FINANCING (Proposed)		RUBS Income		\$0		\$0	Trash		\$0	\$0
Loan Amount	\$769,500	Parking Income		\$0		\$0	Contract Services (Gardening)	Once per month	\$720	\$720
Loan Constraint LT	V Constrained	Laundry Income		\$0		\$0	Repairs & Maintenance		\$1,049	\$1,049
Loan -to-Value 57.00%	57%	Effective Gross Income		\$104,880		\$104,880	Turnover		\$0	\$0
Interest Rate	4.5%	Less: Expenses		-\$25,860		-\$25,860	Management Fee		\$5,580	\$5,580
Amortization (Years)	30	Net Operating Income		\$79,020		\$79,020	Total Expenses		\$25,860	\$25,860
DSCR Constraint	1.25	NOI Margin		75%		75%	% of EGI		24.66%	24.66%
Annual Payment	\$47,241	Less: Debt Service		-\$47,241		-\$47,241	Expenses/Unit		\$8,620	\$8,620
Monthly Payment	\$3,899	Pre-Tax Cash Flow		\$31,779		\$31,779	Expenses/Gross SF		\$5.62	\$5.62
DSCR (actual)	1.67									

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



1729 W 84th Pl Los Angeles, CA 90047

				CURRENT		SCHEDULED GROSS INCOME		MARKET		
#	STATUS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
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
										3
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