



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$950,000	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	\$408,500	5 Bed/3 Bath	2		\$3,200 - \$3,200	\$3,200		\$6,400	\$3,200 - \$3,200	\$3,200		\$6,400	0.0%
Current CAP	5.75%												
Market CAP	5.75%												
Price/Unit	\$475,000												
Price/Gross SF	\$260												
Current GRM	13.02												
Market GRM	13.02												
Totals/Weighted Averages			2					\$6,400				\$6,400	0.0%
						ANNUAL CURRENT		\$76,800			ANNUAL MARKET		\$76,800

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	2	Market Rent	\$76,800		\$76,800	Fixed Expenses			
Year Built	2019	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.174%	\$11,156	\$11,156
Lot Size SF	5,450	Gross Potential Rental Income	\$76,800		\$76,800	Direct Assessments	Per Assessor		
Zoning	R2-1	Less: Vacancy	5.0%	-\$3,840	5.0%	Insurance	\$.35/SF	\$1,278	\$1,278
Building SF	*EST 3,650	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$730	\$730
APN's	6054-032-011	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	\$72,960		\$72,960	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		\$730	\$730
		Laundry Income	\$0		\$0	Turnover		\$0	\$0
		Effective Gross Income	\$72,960		\$72,960	Management Fee		\$3,720	\$3,720
		Less: Expenses	-\$18,332		-\$18,332	Total Expenses		\$18,332	\$18,332
		Net Operating Income	\$54,628		\$54,628	% of EGI		25.13%	25.13%
		NOI Margin	75%		75%	Expenses/Unit		\$9,166	\$9,166
		Less: Debt Service	-\$33,244		-\$33,244	Expenses/Gross SF		\$5.02	\$5.02
		Pre-Tax Cash Flow	\$21,384		\$21,384				

FINANCING (Proposed)

Loan Amount	\$541,500
Loan Constraint	LTV Constrained
Loan -to-Value	57.00% 57%
Interest Rate	4.5%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$33,244
Monthly Payment	\$2,744
DSCR (actual)	1.64



432 W 99th St
Los Angeles, CA 90003

#	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
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$6,400		\$6,400		\$6,400		\$0