



FINANCIAL INDICATOR	UNIT MIX			CURRENT				MARKET				
	Price	# 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
Price	\$979,000											
Down Payment	\$420,970											
Current CAP	5.58%	2	5 Bed/3 Bath	\$3,200 - \$3,200	\$3,200		\$6,400	\$3,200 - \$3,200	\$3,200		\$6,400	0.0%
Market CAP	5.58%											
Price/Unit	\$489,500											
Price/Gross SF	\$280											
Current GRM	13.42											
Market GRM	13.42											
Totals/Weighted Averages		2					\$6,400				\$6,400	0.0%
							ANNUAL CURRENT				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%	\$11,496	\$11,496
Lot Size SF	5,110	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	\$1,225	\$1,225
Building SF	*EST 3,500	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$730	\$730
APN's	5001-018-009	Less: Bad Debt	0.0%	\$0	0.0%				
Rent Stabilization Ordinance	No	Less: Concessions	0.0%	\$0	0.0%	Variable Expenses			
		Total Rental Income		\$72,960	\$72,960	Utilities		\$0	\$0
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	Gas		\$0	\$0
FINANCING (Proposed)		RUBS Income		\$0	\$0	Trash		\$0	\$0
Loan Amount	\$558,030	Parking Income		\$0	\$0	Contract Services (Gardening)	Once per month	\$480	\$480
Loan Constraint	LTV Constrained	Laundry Income		\$0	\$0	Repairs & Maintenance		\$730	\$730
Loan -to-Value	57.00%	Effective Gross Income		\$72,960	\$72,960	Turnover		\$0	\$0
Interest Rate	4.5%	Less: Expenses		-\$18,380	-\$18,380	Management Fee		\$3,720	\$3,720
Amortization (Years)	30	Net Operating Income		\$54,580	\$54,580	Total Expenses		\$18,380	\$18,380
DSCR Constraint	1.25	NOI Margin		75%	75%	% of EGI		25.19%	25.19%
Annual Payment	\$34,258	Less: Debt Service		-\$34,258	-\$34,258	Expenses/Unit		\$9,190	\$9,190
Monthly Payment	\$2,827	Pre-Tax Cash Flow		\$20,321	\$20,321	Expenses/Gross SF		\$5.25	\$5.25
DSCR (actual)	1.59								



715 W 58th St
 Los Angeles, CA 90037

#	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