



FINANCIAL INDICATOR		UNIT MIX		CURRENT				MARKET					
Price	\$2,148,000	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	\$966,600	5 Bed/3 Bath	1		\$3,400 - \$3,400	\$3,400		\$3,400	\$0 - \$3,400	\$3,400		\$3,400	0.0%
Current CAP	4.94%	4 Bed/ 3 Bath	3		\$3,100 - \$3,100	\$3,100		\$9,300	\$3,100 - \$3,100	\$3,100		\$9,300	0.0%
Market CAP	4.94%												
Price/Unit	\$537,000												
Price/Gross SF	\$329												
Current GRM	14.84												
Market GRM	14.84												
Totals/Weighted Averages			4					\$12,700				\$12,700	0.0%
						ANNUAL CURRENT		\$152,400			ANNUAL MARKET		\$152,400

Net Operating Income

BUILDING DATA		ANNUALIZED OPERATING DATA		CURRENT	MARKET	ANNUALIZED OPERATING EXPENSES		CURRENT	MARKET
No. of Units	4	Market Rent		\$152,400	\$152,400	Fixed Expenses			
Year Built	2020	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.174%	\$25,224	\$25,224
Lot Size SF	6,720	Gross Potential Rental Income		\$152,400	\$152,400	Direct Assessments	Per Assessor		
Zoning	RD1.5-1	Less: Vacancy	5.0%	-\$7,620	5.0% -\$7,620	Insurance	\$.35/SF	\$2,284	\$2,284
Building SF	*EST 6,526	Less: Non-Revenue Units	0.0%	\$0	0.0% \$0	Reserves		\$1,448	\$1,448
APN's	5120-024-010	Less: Bad Debt	0.0%	\$0	0.0% \$0	Variable Expenses			
Rent Stabilization Ordinanc	No	Less: Concessions	0.0%	\$0	0.0% \$0	Utilities		\$0	\$0
		Total Rental Income		\$144,780	\$144,780	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		\$1,448	\$1,448
		Laundry Income		\$0	\$0	Turnover		\$0	\$0
		Effective Gross Income		\$144,780	\$144,780	Management Fee		\$7,440	\$7,440
		Less: Expenses		-\$38,563	-\$38,563	Total Expenses		\$38,563	\$38,563
		Net Operating Income		\$106,217	\$106,217	% of EGI		26.64%	26.64%
		NOI Margin		73%	73%	Expenses/Unit		\$9,641	\$9,641
		Less: Debt Service		-\$72,528	-\$72,528	Expenses/Gross SF		\$5.91	\$5.91
		Pre-Tax Cash Flow		\$33,689	\$33,689				



750 E 32nd St
Los Angeles, CA 90011

#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
1	Occupied	5 Bed/3 Bath		\$3,400		\$3,400		\$3,400		\$0
2	Occupied	4 Bed/ 3 Bath		\$3,100		\$3,100		\$3,100		\$0
3	Vacant	4 Bed/ 3 Bath		\$3,100		\$3,100		\$3,100		\$0
4	Vacant	4 Bed/ 3 Bath		\$3,100		\$3,100		\$3,100		\$0
UNITS				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
4	50%	2		\$12,700		\$12,700		\$12,700		\$0