



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
		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
Price	\$950,000	5 Bed/3 Bath	1	0	\$3,300 - \$3,300	\$3,300		\$3,300	\$0 - \$3,300	\$3,300		\$3,300	0.0%
Down Payment	\$950,000	4 Bed/3 Bath	1	0	\$3,000 - \$3,000	\$3,000		\$3,000	\$0 - \$3,000	\$3,000		\$3,000	0.0%
Current CAP	5.65%												
Market CAP	5.65%												
Price/Unit	\$475,000												
Price/Gross SF	\$297												
Current GRM	13.23												
Market GRM	13.23												
		Totals/Weighted Averages	2	0		\$3,150	\$0.00	\$6,300		\$3,150	\$0.00	\$6,300	0.0%
						ANNUAL CURRENT			ANNUAL MARKET				
						\$75,600			\$75,600				

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
			CURRENT	MARKET		CURRENT	MARKET		
No. of Units	2	Market Rent	\$75,600	\$75,600	Fixed Expenses				
Year Built	2020	Gain (Loss)-to-Lease	0.0%	\$0	Real Estate Taxes	1.174%	\$11,156	\$11,156	
Lot Size SF	5,015	Gross Potential Rental Income	\$75,600	\$75,600	Direct Assessments	Per Assessor			
Zoning	R2	Less: Vacancy	5.0%	-\$3,780	Insurance	\$0.35/SF	\$1,120	\$1,120	
Building SF	3,200	Less: Non-Revenue Units	0.0%	\$0	Reserves		\$718	\$718	
APN's	6012-001-059	Less: Bad Debt	0.0%	\$0	Variable Expenses				
		Less: Concessions	0.0%	\$0	Utilities	\$/unit	\$0	\$0	
		Total Rental Income	\$71,820	\$71,820	Gas	\$/unit	\$0	\$0	
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0			
		RUBS Income	\$0	\$0	Trash	\$/unit	\$0	\$0	
		Parking Income	\$0	\$0	Contract Services (Gardening)	Once per Month	\$720	\$720	
		Laundry Income	\$0	\$0	Repairs & Maintenance		\$718	\$718	
		Effective Gross Income	\$71,820	\$71,820	Turnover		\$0	\$0	
		Less: Expenses	-\$18,152	-\$18,152	Management Fee	\$155/unit	\$3,720	\$3,720	
		Net Operating Income	\$53,668	\$53,668	Total Expenses		\$18,152	\$18,152	
		NOI Margin	75%	75%	% of EGI		25.27%	25.27%	
		Less: Debt Service	\$0	\$0	Expenses/Unit		\$9,076	\$9,076	
		Pre-Tax Cash Flow	\$53,668	\$53,668	Expenses/Gross SF		\$5.67	\$5.67	

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



134 W 65th 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		\$3,300		\$3,300		\$3,300		\$0
2	Vacant	4 Bed/3 Bath		\$3,000		\$3,000		\$3,000		\$0
UNITS				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0	0	\$6,300		\$6,300		\$6,300		\$0