



FINANCIAL INDICATOR	
Price	\$2,148,000
Down Payment	\$966,600
Current CAP	4.94%
Market CAP	4.94%
Price/Unit	\$537,000
Price/Gross SF	\$329
Current GRM	14.84
Market GRM	14.84

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
5 Bed/3 Bath	1		\$3,400	- \$3,400	\$3,400		\$3,400	\$0	- \$3,400	\$3,400		\$3,400	0.0%
4 Bed/ 3 Bath	3		\$3,100	- \$3,100	\$3,100		\$9,300	\$3,100	- \$3,100	\$3,100		\$9,300	0.0%
Totals/Weighted Averages							\$12,700					\$12,700	0.0%
							ANNUAL CURRENT			ANNUAL MARKET			
							\$152,400			\$152,400			

Net Operating Income

BUILDING DATA	
No. of Units	4
Year Built	2020
Lot Size SF	6,720
Zoning	RD1.5-1
Building SF *EST	6,526
APN's	5120-024-010
Rent Stabilization Ordinance	No

ANNUALIZED OPERATING DATA		CURRENT		MARKET	
Market Rent		\$152,400		\$152,400	
Gain (Loss)-to-Lease	0.0%	\$0		-	
Gross Potential Rental Income		\$152,400		\$152,400	
Less: Vacancy	5.0%	-\$7,620		5.0% -\$7,620	
Less: Non-Revenue Units	0.0%	\$0		0.0% \$0	
Less: Bad Debt	0.0%	\$0		0.0% \$0	
Less: Concessions	0.0%	\$0		0.0% \$0	
Total Rental Income		\$144,780		\$144,780	
Other Income	\$/unit/mo.	\$0		\$/unit/mo. \$0	
RUBS Income		\$0		\$0	
Parking Income		\$0		\$0	
Laundry Income		\$0		\$0	
Effective Gross Income		\$144,780		\$144,780	
Less: Expenses		-\$38,563		-\$38,563	
Net Operating Income		\$106,217		\$106,217	
NOI Margin		73%		73%	
Less: Debt Service		-\$72,528		-\$72,528	
Pre-Tax Cash Flow		\$33,689		\$33,689	

ANNUALIZED OPERATING EXPENSES		CURRENT	MARKET
Fixed Expenses			
Real Estate Taxes	1.174%	\$25,224	\$25,224
Direct Assessments	Per Assessor		
Insurance	\$ .35/SF	\$2,284	\$2,284
Reserves		\$1,448	\$1,448
Variable Expenses			
Utilities		\$0	\$0
Gas		\$0	\$0
Trash		\$0	\$0
Contract Services (Gardening)	Once per month	\$720	\$720
Repairs & Maintenance		\$1,448	\$1,448
Turnover		\$0	\$0
Management Fee		\$7,440	\$7,440
Total Expenses		\$38,563	\$38,563
% of EGI		26.64%	26.64%
Expenses/Unit		\$9,641	\$9,641
Expenses/Gross SF		\$5.91	\$5.91

FINANCING (Proposed)		
Loan Amount		\$1,181,400
Loan Constraint		LTV Constrained
Loan -to-Value	55.00%	55%
Interest Rate		4.5%
Amortization (Years)		30
DSCR Constraint		1.25
Annual Payment		\$72,528
Monthly Payment		\$5,986
DSCR (actual)		1.46

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



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	Occupied	4 Bed/ 3 Bath		\$3,100		\$3,100		\$3,100		\$0
4	Occupied	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	100%	4	RENTABLE SF	\$12,700		\$12,700		\$12,700		\$0