



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$1,300,000	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	\$1,300,000	5 Bed/3 Bath	2		\$4,000 - \$4,000	\$4,000		\$8,000	\$4,000 - \$4,000	\$4,000		\$8,000	0.0%
Current CAP	5.28%												
Market CAP	5.28%												
Price/Unit	\$650,000												
Price/Gross SF	\$371												
Current GRM	13.96												
Market GRM	13.96												
Totals/Weighted Averages			2			\$4,000		\$8,000		\$4,000		\$8,000	0.0%
						ANNUAL CURRENT		\$96,000		ANNUAL MARKET		\$96,000	

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	2	Market Rent	\$96,000	\$96,000	Fixed Expenses				
Year Built	2022	Gain (Loss)-to-Lease	0.0% \$0	-	Real Estate Taxes	1.175%	\$15,278	\$15,278	
Lot Size SF	5,210	Gross Potential Rental Income	\$96,000	\$96,000	Direct Assessments	Per Assessor			
Zoning	R2-1	Less: Vacancy	3.0% -\$2,880	3.0% -\$2,880	Insurance	\$.35/SF	\$1,227	\$1,227	
Building SF	3,505	Less: Non-Revenue Units	0.0% \$0	0.0% \$0	Reserves		\$0	\$0	
APN's	6063-027-028	Less: Bad Debt	0.0% \$0	0.0% \$0	Variable Expenses				
		Less: Concessions	0.0% \$0	0.0% \$0	Utilities		\$0	\$0	
		Total Rental Income	\$93,120	\$93,120	Gas		\$0	\$0	
		Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0	Trash		\$0	\$0	
		RUBS Income	\$0	\$0	Contract Services (Gardening)		\$1,440	\$1,440	
		Parking Income	\$0	\$0	Repairs & Maintenance		\$2,794	\$2,794	
		Laundry Income	\$0	\$0	Turnover		\$0	\$0	
		Effective Gross Income	\$93,120	\$93,120	Management Fee		\$3,720	\$3,720	
		Less: Expenses	-\$24,458	-\$24,458	Total Expenses		\$24,458	\$24,458	
		Net Operating Income	\$68,662	\$68,662	% of EGI		26.27%	26.27%	
		NOI Margin	74%	74%	Expenses/Unit		\$12,229	\$12,229	
		Less: Debt Service	\$0	\$0	Expenses/Gross SF		\$6.98	\$6.98	
		Pre-Tax Cash Flow	\$68,662	\$68,662					

FINANCING (Proposed)

Loan Amount	\$0
Loan Constraint	LTV Constrained
Loan -to-Value	0.00% 0%
Interest Rate	4.6%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$0
Monthly Payment	\$0
DSCR (actual)	#DIV/0!

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347 E 107th St
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#	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		\$4,000				\$4,000		\$0
2	Vacant	5 Bed/3 Bath		\$4,000				\$4,000		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$8,000				\$8,000		\$0