



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		\$4,100 - \$4,300	\$4,200		\$8,400	\$4,100 - \$4,300	\$4,200		\$8,400	0.0%
Current CAP	5.63%												
Market CAP	5.63%												
Price/Unit	\$650,000												
Price/Gross SF	\$357												
Current GRM	13.30												
Market GRM	13.30												
<b>*Please note that all the information on this financial summary is approximate.</b>													
Totals/Weighted Averages			2			\$4,200		\$8,400		\$4,200		\$8,400	0.0%
						ANNUAL CURRENT		\$100,800		ANNUAL MARKET		\$100,800	

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	2	Market Rent	\$100,800		\$100,800	Fixed Expenses			
Year Built	2022	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$15,278	\$15,278
Lot Size SF	5,516	Gross Potential Rental Income	\$100,800		\$100,800	Direct Assessments	Per Assessor		
Zoning	R2-1	Less: Vacancy	3.0%	-\$3,024	3.0%	Insurance	\$ .35/SF	\$1,274	\$1,274
Building SF	3,640	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$0	\$0
APN's	6042-003-003	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
		Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
		Total Rental Income	\$97,776		\$97,776	Gas		\$0	\$0
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	Trash		\$0	\$0
		RUBS Income	\$0		\$0	Contract Services (Gardening)		\$1,440	\$1,440
		Parking Income	\$0		\$0	Repairs & Maintenance		\$2,933	\$2,933
		Laundry Income	\$0		\$0	Turnover		\$0	\$0
		Effective Gross Income	\$97,776		\$97,776	Management Fee		\$3,720	\$3,720
		Less: Expenses	-\$24,645		-\$24,645	Total Expenses		\$24,645	\$24,645
		Net Operating Income	\$73,131		\$73,131	% of EGI		25.21%	25.21%
		NOI Margin	75%		75%	Expenses/Unit		\$12,322	\$12,322
		Less: Debt Service	\$0		\$0	Expenses/Gross SF		\$6.77	\$6.77
		Pre-Tax Cash Flow	\$73,131		\$73,131				



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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		\$4,300				\$4,300		\$0
2	Vacant	5 Bed/3 Bath		\$4,100				\$4,100		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$8,400				\$8,400		\$0