



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$1,850,000	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	\$1,850,000	3 Bed/2 Bath	2		\$3,300 - \$3,300	\$3,300		\$6,600	\$3,300 - \$3,300	\$3,300		\$6,600	0.0%
Current CAP	4.68%	4 Bed/3 Bath	1		\$3,900 - \$3,900	\$3,900		\$3,900	\$3,300 - \$3,900	\$3,900		\$3,900	0.0%
Market CAP	4.68%												
Price/Unit	\$616,667												
Price/Gross SF	\$383												
Current GRM	15.14												
Market GRM	15.14												
*Please note that all the information on this financial summary is approximate.													
Totals/Weighted Averages			3			\$3,500		\$10,500		\$3,500		\$10,500	0.0%
								ANNUAL CURRENT				ANNUAL MARKET	\$126,000

BUILDING DATA			ANNUALIZED OPERATING DATA				CURRENT		MARKET		ANNUALIZED OPERATING EXPENSES				CURRENT		MARKET	
No. of Units	3		Market Rent				\$126,000		\$126,000	Fixed Expenses								
Year Built	2022		Gain (Loss)-to-Lease	0.0%		\$0		-		Real Estate Taxes	1.175%	\$21,741	\$21,741					
Lot Size SF	6,740		Gross Potential Rental Income			\$126,000		\$126,000		Direct Assessments	Per Assessor							
Zoning	RD2-1		Less: Vacancy	3.0%		-\$3,780		3.0%	-\$3,780	Insurance	\$.35/SF	\$1,691	\$1,691					
Building SF	4,831		Less: Non-Revenue Units	0.0%		\$0		\$0		Reserves		\$1,222	\$1,222					
APN's	6034027024		Less: Bad Debt	0.0%		\$0		\$0		Variable Expenses								
			Less: Concessions	0.0%		\$0		\$0		Utilities		\$0	\$0					
			Total Rental Income			\$122,220		\$122,220		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		\$3,667	\$3,667					
			Laundry Income			\$0		\$0		Turnover		\$0	\$0					
			Effective Gross Income			\$122,220		\$122,220		Management Fee		\$5,940	\$5,940					
			Less: Expenses			-\$35,701		-\$35,701		Total Expenses		\$35,701	\$35,701					
			Net Operating Income			\$86,519		\$86,519		% of EGI		29.21%	29.21%					
			NOI Margin			71%		71%		Expenses/Unit		\$11,900	\$11,900					
			Less: Debt Service			\$0		\$0		Expenses/Gross SF		\$7.39	\$7.39					
			Pre-Tax Cash Flow			\$86,519		\$86,519										



1549 W 85th 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	3 Bed/2 Bath		\$3,300				\$3,300		\$0
2	Vacant	3 Bed/2 Bath		\$3,300				\$3,300		\$0
2	Vacant	4 Bed/3 Bath		\$3,900				\$3,900		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
3	0%	0		\$10,500				\$10,500		\$0