



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$1,750,000	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	\$1,750,000	3 Bed/2 Bath	3		\$3,250 - \$3,250	\$3,250		\$9,750	\$3,250 - \$3,250	\$3,250		\$9,750	0.0%
Current CAP	4.55%												
Market CAP	4.55%												
Price/Unit	\$583,333												
Price/Gross SF	\$462												
Current GRM	15.42												
Market GRM	15.42												
*Please note that all the information on this financial summary is approximate.													
Totals/Weighted Averages			3			\$3,250		\$9,750		\$3,250		\$9,750	0.0%
								ANNUAL CURRENT		ANNUAL MARKET		\$117,000	

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	3	Market Rent	\$117,000		\$117,000	Fixed Expenses			
Year Built	2022	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$20,566	\$20,566
Lot Size SF	6,008	Gross Potential Rental Income	\$117,000		\$117,000	Direct Assessments	Per Assessor		
Zoning	RD2-1	Less: Vacancy	3.0%	-\$3,510	3.0%	Insurance	\$.35/SF	\$1,324	\$1,324
Building SF	3,784	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$1,135	\$1,135
APN's	501-803-0020	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
		Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
		Total Rental Income	\$113,490		\$113,490	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		\$3,405	\$3,405
		Laundry Income	\$0		\$0	Turnover		\$0	\$0
		Effective Gross Income	\$113,490		\$113,490	Management Fee		\$5,940	\$5,940
		Less: Expenses	-\$33,810		-\$33,810	Total Expenses		\$33,810	\$33,810
		Net Operating Income	\$79,680		\$79,680	% of EGI		29.79%	29.79%
		NOI Margin	70%		70%	Expenses/Unit		\$11,270	\$11,270
		Less: Debt Service	\$0		\$0	Expenses/Gross SF		\$8.94	\$8.94
		Pre-Tax Cash Flow	\$79,680		\$79,680				



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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		\$3,250				\$3,250		\$0
2	Vacant	3 Bed/2 Bath		\$3,250				\$3,250		\$0
2	Vacant	3 Bed/2 Bath		\$3,250				\$3,250		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
3	0%	0		\$9,750				\$9,750		\$0