



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	\$962,500	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	4.56%												
Market CAP	4.56%												
Price/Unit	\$583,333												
Price/Gross SF	\$478												
Current GRM	15.42												
Market GRM	15.42												
<b>*Please note that all the information on this financial summary is approximate.</b>													
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	5,720	Gross Potential Rental Income	\$117,000		\$117,000	Direct Assessments	Per Assessor			
Zoning	RD15-1	Less: Vacancy	3.0%	-\$3,510	3.0%	-\$3,510	Insurance	\$ .35/SF	\$1,281	\$1,281
Building SF	3,659	Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0	Reserves		\$1,135	\$1,135
APN's	602-001-3011	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	\$113,490		\$113,490	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		\$3,405	\$3,405	
		Laundry Income	\$0		\$0	Turnover		\$0	\$0	
		Effective Gross Income	\$113,490		\$113,490	Management Fee		\$5,940	\$5,940	
		Less: Expenses	-\$33,766		-\$33,766	Total Expenses		\$33,766	\$33,766	
		Net Operating Income	\$79,724		\$79,724	% of EGI		29.75%	29.75%	
		NOI Margin	70%		70%	Expenses/Unit		\$11,255	\$11,255	
		Less: Debt Service	-\$49,088		-\$49,088	Expenses/Gross SF		\$9.23	\$9.23	
		Pre-Tax Cash Flow	\$30,636		\$30,636					



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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