

FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET				
Price	\$1,900,000		# of Unit		Avg. Avg.	Monthly			Avg.	Monthly	Loss-to-	
Down Payment	\$1,900,000	Unit Type	Units Size	Rental Range	Rent Rent/SF	Income	Rental Range	Avg. Rent	Rent/SF	Income	Lease	
Current CAP	4.93%	5 Bed/3 Bath	1	\$4,400 - \$4,400	\$4,400	\$4,400	\$0 - \$4,400	\$4,400		\$4,400	0.0%	
Market CAP	4.93%	3 Bed/2 Bath	2	\$3,400 - \$3,400	\$3,400	\$6,800	\$3,400 - \$3,400	\$3,400		\$6,800	0.0%	
Price/Unit	\$633,333											
Price/Gross SF	\$393											
Current GRM	14.57											
Market GRM	14.57											
		*Please note that all the in	formation on thi	s financial summary is	approximate.							
		Totals/Weighted Averages	3		\$3,733	\$11,200		\$3,733		\$11,200	0.0%	
					ANNUAL CURRENT	\$134,400		ANNUAL MARKET \$134,400				

BUILDING DATA		ANNUALIZED OPERATING DATA		CURRENT MARKET		MARKET	ANNUUALIZED OPERATING EXPENS	SES	CURRENT	MARKET	
No. of Units		3	Market Rent		\$134,400		\$134,400	Fixed Expenses			
Year Built		2022	Gain (Loss)-to-Lease	0.0%	\$0		-	Real Estate Taxes	1.175%	\$22,329	\$22,329
Lot Size SF		6,675	Gross Potential Rental Income		\$134,400		\$134,400	Direct Assessments	Per Assessor		
Zoning		RD2-1	Less: Vacancy	3.0%	-\$4,032	3.0%	-\$4,032	Insurance	\$.35/SF	\$1,691	\$1,691
Building SF		4,831	Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0	Reserves		\$1,304	\$1,304
APN's		6034009011	Less: Bad Debt	0.0%	\$0	0.0%	\$0				
			Less: Concessions	0.0%	\$0	0.0%	\$0	Variable Expenses			
			Total Rental Income		\$130,368		\$130,368	Utilities		\$0	\$0
			Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0	Gas		\$0	\$0
FINANCING (Propo	sed)		RUBS Income		\$0		\$0	Trash		\$0	\$0
Loan Amount		\$0	Parking Income		\$0		\$0	Contract Services (Gardening)		\$1,440	\$1,440
Loan Constraint		LTV Constrained	Laundry Income		\$0		\$0	Repairs & Maintenance		\$3,911	\$3,911
Loan -to-Value	0.00%	45%	Effective Gross Income		\$130,368		\$130,368	Turnover		\$0	\$0
Interest Rate		0.0%	Less: Expenses		-\$36,615		-\$36,615	Management Fee		\$5,940	\$5,940
Amortization (Years	5)	30	Net Operating Income		\$93,753		\$93,753	Total Expenses		\$36,615	\$36,615
DSCR Constraint		1.25	NOI Margin		72%		72%	% of EGI		28.09%	28.09%
Annual Payment		\$0	Less: Debt Service		\$0		\$0	Expenses/Unit		\$12,205	\$12,205
Monthly Payment		\$0	Pre-Tax Cash Flow		\$93,753		\$93,753	Expenses/Gross SF		\$7.58	\$7.58
DSCR (actual)		#DIV/0!									

Broker/Agent does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. If your home is currently listed with another broker, this is not intended to solicit that listing. CalDRE 01928821



1712 W 81st St Los Angeles, CA 90047

				CUF	RENT	SCHEDULED	GROSS INCOME	MAI	RKET	
#	STATUS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEAS
1	Vacant	5 Bed/3 Bath		\$4,400				\$4,400		\$0
2	Vacant	3 Bed/2 Bath		\$3,400				\$3,400		\$0
3	Vacant	3 Bed/2 Bath		\$3,400				\$3,400		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEAS
3	0%	0		\$11,200				\$11,200		\$0