



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$1,900,000	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	\$1,900,000	5 Bed/3 Bath	1		\$4,400 - \$4,400	\$4,400		\$4,400	\$0 - \$4,400	\$4,400		\$4,400	0.0%
Current 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%
Market CAP	4.93%												
Price/Unit	\$633,333												
Price/Gross SF	\$393												
Current GRM	14.57												
Market GRM	14.57												
*Please note that all the information on this financial summary is approximate.													
Totals/Weighted Averages			3			\$3,733		\$11,200		\$3,733		\$11,200	0.0%
								ANNUAL CURRENT		ANNUAL MARKET		\$134,400	

BUILDING DATA			ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
			CURRENT		MARKET		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%	Insurance	\$.35/SF	\$1,691	\$1,691
Building SF	4,831		Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$1,304	\$1,304
APN's	6034009011		Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
			Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
			Total Rental Income	\$130,368		\$130,368	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		\$3,911	\$3,911
			Laundry Income	\$0		\$0	Turnover		\$0	\$0
			Effective Gross Income	\$130,368		\$130,368	Management Fee		\$5,940	\$5,940
			Less: Expenses	-\$36,615		-\$36,615	Total Expenses		\$36,615	\$36,615
			Net Operating Income	\$93,753		\$93,753	% of EGI		28.09%	28.09%
			NOI Margin	72%		72%	Expenses/Unit		\$12,205	\$12,205
			Less: Debt Service	\$0		\$0	Expenses/Gross SF		\$7.58	\$7.58
			Pre-Tax Cash Flow	\$93,753		\$93,753				



1712 W 81st St
Los Angeles, CA 90047

#	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		\$4,400				\$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-LEASE
3	0%	0		\$11,200				\$11,200		\$0