



FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET					
Price	\$1,725,000	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	\$1,725,000	3 Bed/2 Bath	2		\$3,500 - \$3,500	\$3,500		\$7,000	\$3,300 - \$3,500	\$3,500		\$7,000	0.0%
Current CAP	5.00%	3 Bed/1 Bath	1		\$3,300 - \$3,300	\$3,300		\$3,300	\$3,300 - \$3,300	\$3,300		\$3,300	0.0%
Market CAP	5.00%												
Price/Unit	\$575,000												
Price/Gross SF	\$489												
Current GRM	14.39												
Market GRM	14.39												
<b>*Please note that all the information on this financial summary is approximate.</b>													
Totals/Weighted Averages			3			\$3,433		\$10,300		\$3,433		\$10,300	0.0%
						ANNUAL CURRENT		\$123,600		ANNUAL MARKET		\$123,600	

BUILDING DATA			ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
			CURRENT		MARKET		CURRENT		MARKET	
No. of Units	3		Market Rent	\$123,600		\$123,600	Fixed Expenses			
Year Built	2022		Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$20,272	\$20,272
Lot Size SF	5,647		Gross Potential Rental Income		\$123,600		Direct Assessments	Per Assessor		
Zoning	R2-1		Less: Vacancy	3.0%	-\$3,708	3.0%	Insurance	\$35/SF	\$1,236	\$1,236
Building SF	3,531		Less: Non-Revenue Units	0.0%	\$0	\$0	Reserves		\$1,199	\$1,199
APN's	5120016005		Less: Bad Debt	0.0%	\$0	\$0	Variable Expenses			
			Less: Concessions	0.0%	\$0	\$0	Utilities		\$0	\$0
			Total Rental Income		\$119,892	\$119,892	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		\$3,597	\$3,597
			Laundry Income		\$0	\$0	Turnover		\$0	\$0
			Effective Gross Income		\$119,892	\$119,892	Management Fee		\$5,940	\$5,940
			Less: Expenses		-\$33,684	-\$33,684	Total Expenses		\$33,684	\$33,684
			Net Operating Income		\$86,208	\$86,208	% of EGI		28.10%	28.10%
			NOI Margin		72%	72%	Expenses/Unit		\$11,228	\$11,228
			Less: Debt Service		\$0	\$0	Expenses/Gross SF		\$9.54	\$9.54
			Pre-Tax Cash Flow		\$86,208	\$86,208				



322 E 33rd St  
Los Angeles, CA 90011

#	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		\$3,500				\$3,500		\$0
2	Vacant	3 Bed/2 Bath		\$3,500				\$3,500		\$0
3	Vacant	3 Bed/1 Bath		\$3,300				\$3,300		\$0
<b>SUMMARY</b>										
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
3	0%	0		\$10,300				\$10,300		\$0