



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$1,800,000	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	\$1,800,000	3 Bed/2 Bath	2		\$3,300 - \$3,300	\$3,300		\$6,600	\$3,300 - \$3,300	\$3,300		\$6,600	0.0%
Current CAP	4.84%	4 Bed/3 Bath	1		\$3,900 - \$3,900	\$3,900		\$3,900	\$3,300 - \$3,900	\$3,900		\$3,900	0.0%
Market CAP	4.84%												
Price/Unit	\$600,000												
Price/Gross SF	\$373												
Current GRM	14.73												
Market GRM	14.73												
*Please note that all the information on this financial summary is approximate.													
Totals/Weighted Averages			3			\$3,500		\$10,500		\$3,500		\$10,500	0.0%
								ANNUAL CURRENT				ANNUAL MARKET	\$126,000

BUILDING DATA			ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
			CURRENT		MARKET		CURRENT		MARKET	
No. of Units	3		Market Rent	\$126,000		\$126,000	Fixed Expenses			
Year Built	2022		Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$21,154	\$21,154
Lot Size SF	7,154		Gross Potential Rental Income	\$126,000		\$126,000	Direct Assessments	Per Assessor		
Zoning	RD2-1		Less: Vacancy	3.0%	-\$3,780	3.0%	Insurance	\$.35/SF	\$1,688	\$1,688
Building SF	4,822		Less: Non-Revenue Units	0.0%	\$0	\$0	Reserves		\$1,222	\$1,222
APN's	6013011020		Less: Bad Debt	0.0%	\$0	\$0	Variable Expenses			
			Less: Concessions	0.0%	\$0	\$0	Utilities		\$0	\$0
			Total Rental Income	\$122,220		\$122,220	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		\$3,667	\$3,667
			Laundry Income	\$0		\$0	Turnover		\$0	\$0
			Effective Gross Income	\$122,220		\$122,220	Management Fee		\$5,940	\$5,940
			Less: Expenses	-\$35,110		-\$35,110	Total Expenses		\$35,110	\$35,110
			Net Operating Income	\$87,110		\$87,110	% of EGI		28.73%	28.73%
			NOI Margin	71%		71%	Expenses/Unit		\$11,703	\$11,703
			Less: Debt Service	\$0		\$0	Expenses/Gross SF		\$7.28	\$7.28
			Pre-Tax Cash Flow	\$87,110		\$87,110				



912 W 65th St
Los Angeles, CA 90044

#	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		\$3,300				\$3,300		\$0
2	Vacant	3 Bed/2 Bath		\$3,300				\$3,300		\$0
2	Vacant	4 Bed/3 Bath		\$3,900				\$3,900		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
3	0%	0		\$10,500				\$10,500		\$0