



FINANCIAL INDICATOR	
Price	\$1,200,000
Down Payment	\$1,200,000
Current CAP	6.00%
Market CAP	6.00%
Price/Unit	\$600,000
Price/Gross SF	\$324
Current GRM	12.42
Market GRM	12.42

UNIT MIX	CURRENT						MARKET					
	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
5 Bed/3 Bath	2			\$4,150 - \$4,150	\$4,150		\$8,300	\$4,150 - \$4,150	\$4,150		\$8,300	0.0%
Totals/Weighted Averages		2			\$4,150		\$8,300		\$4,150		\$8,300	0.0%
					ANNUAL CURRENT		\$99,600	ANNUAL MARKET			\$99,600	

*Please note that all the information on this financial summary is approximate.

BUILDING DATA	
No. of Units	2
Year Built	2022
Lot Size SF	5,437
Zoning	RD2-1
Building SF	3,700
APN's	6038004015

ANNUALIZED OPERATING DATA	CURRENT		MARKET	
Market Rent		\$99,600		\$99,600
Gain (Loss)-to-Lease	0.0%	\$0		-
Gross Potential Rental Income		\$99,600		\$99,600
Less: Vacancy	3.0%	-\$2,988	3.0%	-\$2,988
Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0
Less: Bad Debt	0.0%	\$0	0.0%	\$0
Less: Concessions	0.0%	\$0	0.0%	\$0
Total Rental Income		\$96,612		\$96,612
Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0
RUBS Income		\$0		\$0
Parking Income		\$0		\$0
Laundry Income		\$0		\$0
Effective Gross Income		\$96,612		\$96,612
Less: Expenses		-\$24,662		-\$24,662
Net Operating Income		\$71,950		\$71,950
NOI Margin		74%		74%
Less: Debt Service		\$0		\$0
Pre-Tax Cash Flow		\$71,950		\$71,950

ANNUALIZED OPERATING EXPENSES	CURRENT		MARKET	
Fixed Expenses				
Real Estate Taxes	1.175%	\$14,102		\$14,102
Direct Assessments	Per Assessor			
Insurance	\$.35/SF	\$1,295		\$1,295
Reserves		\$966		\$966
Variable Expenses				
Utilities		\$0		\$0
Gas		\$0		\$0
Trash		\$0		\$0
Contract Services (Gardening)		\$1,440		\$1,440
Repairs & Maintenance		\$2,898		\$2,898
Turnover		\$0		\$0
Management Fee		\$3,960		\$3,960
Total Expenses		\$24,662		\$24,662
% of EGI		25.53%		25.53%
Expenses/Unit		\$12,331		\$12,331
Expenses/Gross SF		\$6.67		\$6.67

FINANCING (Proposed)	
Loan Amount	\$0
Loan Constraint	LTV Constrained
Loan -to-Value	0.00% 0%
Interest Rate	5.5%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$0
Monthly Payment	\$0
DSCR (actual)	#DIV/0!



444 W 89th St
Los Angeles, CA 90003

#	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		\$4,150				\$4,150		\$0
2	Vacant	5 Bed/3 Bath		\$4,150				\$4,150		\$0
UNITS	OCC. %	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$8,300				\$8,300		\$0