



FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET					
Price	\$1,350,000	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	\$742,500	5 Bed/3 Bath	2		\$4,200 - \$4,200	\$4,200		\$8,400	\$4,200 - \$4,200	\$4,200		\$8,400	0.0%
Current CAP	5.28%												
Market CAP	5.28%												
Price/Unit	\$675,000												
Price/Gross SF	\$368												
Current GRM	13.81												
Market GRM	13.81												
*Please note that all the information on this financial summary is approximate.													
Totals/Weighted Averages			2			\$4,200		\$8,400		\$4,200		\$8,400	0.0%
								ANNUAL CURRENT		ANNUAL MARKET		\$100,800	\$100,800

BUILDING DATA		ANNUALIZED OPERATING DATA			CURRENT	MARKET	ANNUALIZED OPERATING EXPENSES			CURRENT	MARKET
No. of Units	2	Market Rent			\$100,800	\$100,800	Fixed Expenses				
Year Built	2022	Gain (Loss)-to-Lease	0.0%	\$0			Real Estate Taxes	1.175%	\$15,865	\$15,865	
Lot Size SF	5,120	Gross Potential Rental Income		\$100,800	\$100,800	Direct Assessments	Per Assessor				
Zoning	R2-1	Less: Vacancy	3.0%	-\$3,024	3.0%	-\$3,024	Insurance	\$.35/SF	\$1,283	\$1,283	
Building SF	3,665	Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0	Reserves		\$978	\$978	
APN's	5001-012-016	Less: Bad Debt	0.0%	\$0	0.0%	\$0	Variable Expenses				
		Less: Concessions	0.0%	\$0	0.0%	\$0	Utilities		\$0	\$0	
		Total Rental Income		\$97,776	\$97,776		Gas		\$0	\$0	
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0	Trash		\$0	\$0	
		RUBS Income		\$0	\$0		Contract Services (Gardening)		\$1,440	\$1,440	
		Parking Income		\$0	\$0		Repairs & Maintenance		\$2,933	\$2,933	
		Laundry Income		\$0	\$0		Turnover		\$0	\$0	
		Effective Gross Income		\$97,776	\$97,776		Management Fee		\$3,960	\$3,960	
		Less: Expenses		-\$26,459	-\$26,459		Total Expenses		\$26,459	\$26,459	
		Net Operating Income		\$71,317	\$71,317		% of EGI		27.06%	27.06%	
		NOI Margin		73%	73%		Expenses/Unit		\$13,230	\$13,230	
		Less: Debt Service		-\$37,868	-\$37,868		Expenses/Gross SF		\$7.22	\$7.22	
		Pre-Tax Cash Flow		\$33,449	\$33,449						



940 W 56th St
Los Angeles, CA 90037

#	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		\$4,200				\$4,200		\$0
2	Vacant	5 Bed/3 Bath		\$4,200				\$4,200		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$8,400				\$8,400		\$0