

FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET			
Price Down Payment	<b>\$1,350,000</b> \$742,500	Unit Type	# of Unit Units Size	Rental Range	Avg. Avg. Rent Rent/SF	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to- Lease
Current CAP	5.28%	5 Bed/3 Bath	2	\$4,200 - \$4,200	\$4,200	\$8,400	\$4,200 - \$4,200	\$4,200		\$8,400	0.0%
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 in									
		Totals/Weighted Averages	2		\$4,200	\$8,400		\$4,200		\$8,400	0.0%
					ANNUAL CURRENT	\$100,800		ANNU	AL MARKET	\$100,800	

BUILDING DATA		ANNUALIZED OPERATING DATA		CURRENT MARKET		ANNUUALIZED 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				
		Less: Concessions	0.0%	\$0	0.0%	\$0	Variable Expenses			
		Total Rental Income		\$97,776		\$97,776	Utilities		\$0	\$0
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0	Gas		\$0	\$0
FINANCING (Proposed)		RUBS Income		\$0		\$0	Trash		\$0	\$0
Loan Amount	\$607,500	Parking Income		\$0		\$0	Contract Services (Gardening)		\$1,440	\$1,440
Loan Constraint	LTV Constrained	Laundry Income		\$0		\$0	Repairs & Maintenance		\$2,933	\$2,933
Loan -to-Value 45.0	0% 45%	Effective Gross Income		\$97,776		\$97,776	Turnover		\$0	\$0
Interest Rate	4.6%	Less: Expenses		-\$26,459		-\$26,459	Management Fee		\$3,960	\$3,960
Amortization (Years)	30	Net Operating Income		\$71,317		\$71,317	Total Expenses		\$26,459	\$26,459
DSCR Constraint	1.25	NOI Margin		73%		73%	% of EGI		27.06%	27.06%
Annual Payment	\$37,868	Less: Debt Service		-\$37,868		-\$37,868	Expenses/Unit		\$13,230	\$13,230
Monthly Payment	\$3,125	Pre-Tax Cash Flow		\$33,449		\$33,449	Expenses/Gross SF		\$7.22	\$7.22
DSCR (actual)	1.88									

Broker/Agent does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. If your home is currently listed with another broker, this is not intended to solicit that listing. CalDRE 01928821



## 940 W 56th St Los Angeles, CA 90037

				CURRENT		SCHEDULED GROSS INCOME		MARKET			
#	STATUS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE	
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-LEAS	
2	0%	0		\$8,400				\$8,400		\$0	