



FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET					
Price	\$1,300,000	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	\$1,300,000	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	5.54%												
Market CAP	5.54%												
Price/Unit	\$650,000												
Price/Gross SF	\$403												
Current GRM	13.30												
Market GRM	13.30												
*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				ANNUALIZED OPERATING EXPENSES			
				CURRENT	MARKET			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%	\$15,278	\$15,278
Lot Size SF	5,104	Gross Potential Rental Income		\$100,800	\$100,800	Direct Assessments	Per Assessor		
Zoning	R2-1	Less: Vacancy	3.0%	-\$3,024	-\$3,024	Insurance	\$.35/SF	\$1,128	\$1,128
Building SF	3,223	Less: Non-Revenue Units	0.0%	\$0	\$0	Reserves		\$978	\$978
APN's	5101018006	Less: Bad Debt	0.0%	\$0	\$0	Variable Expenses			
		Less: Concessions	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		-\$25,717	-\$25,717	Total Expenses		\$25,717	\$25,717
		Net Operating Income		\$72,059	\$72,059	% of EGI		26.30%	26.30%
		NOI Margin		74%	74%	Expenses/Unit		\$12,858	\$12,858
		Less: Debt Service		\$0	\$0	Expenses/Gross SF		\$7.98	\$7.98
		Pre-Tax Cash Flow		\$72,059	\$72,059				



131 E 57th 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	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