



| FINANCIAL INDICATOR | | UNIT MIX | | | CURRENT | | | | MARKET | | | | |
|--|-------------|--------------|------------|-----------|-------------------|-----------|--------------|----------------|---------------|---------------|--------------|----------------|---------------|
| Price | \$1,200,000 | 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 | \$1,200,000 | 5 Bed/4 Bath | 1 | | \$4,300 - \$4,300 | \$4,300 | | \$4,300 | \$0 - \$4,300 | \$4,300 | | \$4,300 | 0.0% |
| Current CAP | 6.09% | 4 Bed/3 Bath | 1 | | \$4,100 - \$4,100 | \$4,100 | | \$4,100 | \$0 - \$4,100 | \$4,100 | | \$4,100 | 0.0% |
| Market CAP | 6.09% | | | | | | | | | | | | |
| Price/Unit | \$600,000 | | | | | | | | | | | | |
| Price/Gross SF | \$324 | | | | | | | | | | | | |
| Current GRM | 12.27 | | | | | | | | | | | | |
| Market GRM | 12.27 | | | | | | | | | | | | |
| *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% | \$14,102 |
| Lot Size SF | 4,934 | Gross Potential Rental Income | \$100,800 | \$100,800 | Direct Assessments | Per Assessor | |
| Zoning | RD2-1 | Less: Vacancy | 3.0% | -\$3,024 | Insurance | \$.35/SF | \$1,295 |
| Building SF | 3,700 | Less: Non-Revenue Units | 0.0% | \$0 | Reserves | | \$978 |
| APN's | 5115001011 | Less: Bad Debt | 0.0% | \$0 | Variable Expenses | | |
| | | Less: Concessions | 0.0% | \$0 | Utilities | | \$0 |
| | | Total Rental Income | | \$97,776 | Gas | | \$0 |
| | | Other Income | \$/unit/mo. | \$0 | Trash | | \$0 |
| | | RUBS Income | | \$0 | Contract Services (Gardening) | | \$1,440 |
| | | Parking Income | | \$0 | Repairs & Maintenance | | \$2,933 |
| | | Laundry Income | | \$0 | Turnover | | \$0 |
| | | Effective Gross Income | | \$97,776 | Management Fee | | \$3,960 |
| | | Less: Expenses | | -\$24,709 | Total Expenses | | \$24,709 |
| | | Net Operating Income | | \$73,067 | % of EGI | | 25.27% |
| | | NOI Margin | | 75% | Expenses/Unit | | \$12,354 |
| | | Less: Debt Service | | \$0 | Expenses/Gross SF | | \$6.68 |
| | | Pre-Tax Cash Flow | | \$73,067 | | | |

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



| # | 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/4 Bath | | \$4,300 | | | | \$4,300 | | \$0 |
| 2 | Vacant | 4 Bed/3 Bath | | \$4,100 | | | | \$4,100 | | \$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 |