



FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET					
Price	\$2,350,000		# 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	\$2,350,000	3 Bed/2 Bath	3		\$3,900 - \$4,100	\$4,000		\$12,000	\$3,900 - \$4,100	\$4,000		\$12,000	0.0%
Current CAP	4.16%												
Market CAP	4.16%												
Price/Unit	\$783,333												
Price/Gross SF	\$625												
Current GRM	16.82												
Market GRM	16.82												
*Please note that all the information on this financial summary is approximate.													
Totals/Weighted Averages			3			\$4,000		\$12,000		\$4,000		\$12,000	0.0%
								ANNUAL CURRENT		ANNUAL MARKET		\$144,000	

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	3	Market Rent	\$144,000		\$144,000	Fixed Expenses			
Year Built	2023	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$27,617	\$27,617
Lot Size SF	5,480	Gross Potential Rental Income	\$144,000		\$144,000	Direct Assessments	Per Assessor		
Zoning	RD1.5-1-O	Less: Vacancy	3.0%	-\$4,320	3.0%	Insurance	\$.35/SF	\$1,316	\$1,316
Building SF	3,761	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$1,397	\$1,397
APN's	5070012023	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
		Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
		Total Rental Income	\$139,680		\$139,680	Gas		\$0	\$0
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	Trash		\$0	\$0
		RUBS Income	\$0		\$0	Contract Services (Gardening)		\$1,440	\$1,440
		Parking Income	\$0		\$0	Repairs & Maintenance		\$4,190	\$4,190
		Laundry Income	\$0		\$0	Turnover		\$0	\$0
		Effective Gross Income	\$139,680		\$139,680	Management Fee		\$5,940	\$5,940
		Less: Expenses	-\$41,901		-\$41,901	Total Expenses		\$41,901	\$41,901
		Net Operating Income	\$97,779		\$97,779	% of EGI		30.00%	30.00%
		NOI Margin	70%		70%	Expenses/Unit		\$13,967	\$13,967
		Less: Debt Service	\$0		\$0	Expenses/Gross SF		\$11.14	\$11.14
		Pre-Tax Cash Flow	\$97,779		\$97,779				



1524 S Cochran Ave
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#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
1	Vacant	3 Bed/2 Bath		\$4,000				\$4,000		\$0
2	Vacant	3 Bed/2 Bath		\$4,100				\$4,100		\$0
3	Vacant	3 Bed/2 Bath		\$3,900				\$3,900		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
3	0%	0		\$12,000				\$12,000		\$0