



FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET					
Price	\$1,650,000	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	\$1,650,000	3 Bed/2 Bath	2		\$3,400 - \$3,400	\$3,400		\$6,800	\$2,700 - \$3,400	\$3,400		\$6,800	0.0%
Current CAP	4.74%	2 Bed/1 Bath	1		\$2,700 - \$2,700	\$2,700		\$2,700	\$2,700 - \$2,700	\$2,700		\$2,700	0.0%
Market CAP	4.74%												
Price/Unit	\$550,000												
Price/Gross SF	\$485												
Current GRM	14.92												
Market GRM	14.92												
*Please note that all the information on this financial summary is approximate.													
Totals/Weighted Averages			3			\$3,167		\$9,500		\$3,167		\$9,500	0.0%
						ANNUAL CURRENT		\$114,000		ANNUAL MARKET		\$114,000	

BUILDING DATA			ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
			CURRENT		MARKET		CURRENT		MARKET	
No. of Units	3		Market Rent	\$114,000		\$114,000	Fixed Expenses			
Year Built	2023		Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$19,391	\$19,391
Lot Size SF	5,204		Gross Potential Rental Income	\$114,000		\$114,000	Direct Assessments	Per Assessor		
Zoning	R2-1		Less: Vacancy	3.0%	-\$3,420	3.0%	Insurance	\$.35/SF	\$1,191	\$1,191
Building SF	3,402		Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$1,106	\$1,106
APN's	6041003021		Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
			Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
			Total Rental Income	\$110,580		\$110,580	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		\$3,317	\$3,317
			Laundry Income	\$0		\$0	Turnover		\$0	\$0
			Effective Gross Income	\$110,580		\$110,580	Management Fee		\$5,940	\$5,940
			Less: Expenses	-\$32,385		-\$32,385	Total Expenses		\$32,385	\$32,385
			Net Operating Income	\$78,195		\$78,195	% of EGI		29.29%	29.29%
			NOI Margin	71%		71%	Expenses/Unit		\$10,795	\$10,795
			Less: Debt Service	\$0		\$0	Expenses/Gross SF		\$9.52	\$9.52
			Pre-Tax Cash Flow	\$78,195		\$78,195				



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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		\$3,400				\$3,400		\$0
2	Vacant	3 Bed/2 Bath		\$3,400				\$3,400		\$0
3	Vacant	2 Bed/1 Bath		\$2,700				\$2,700		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
3	0%	0		\$9,500				\$9,500		\$0