

FINANCIAL SUMMARY

BRAND NEW CONSTRUCTION

1729 W 84th PI, LOS ANGELES, CA 90047

Offering Price: \$1,350,000

Completion Date: Please call.

Units: 3

Building Size: Apx. 4,600 SF

Lot Size: 6,789 SF

Julie Olsen CalDRE 01435744

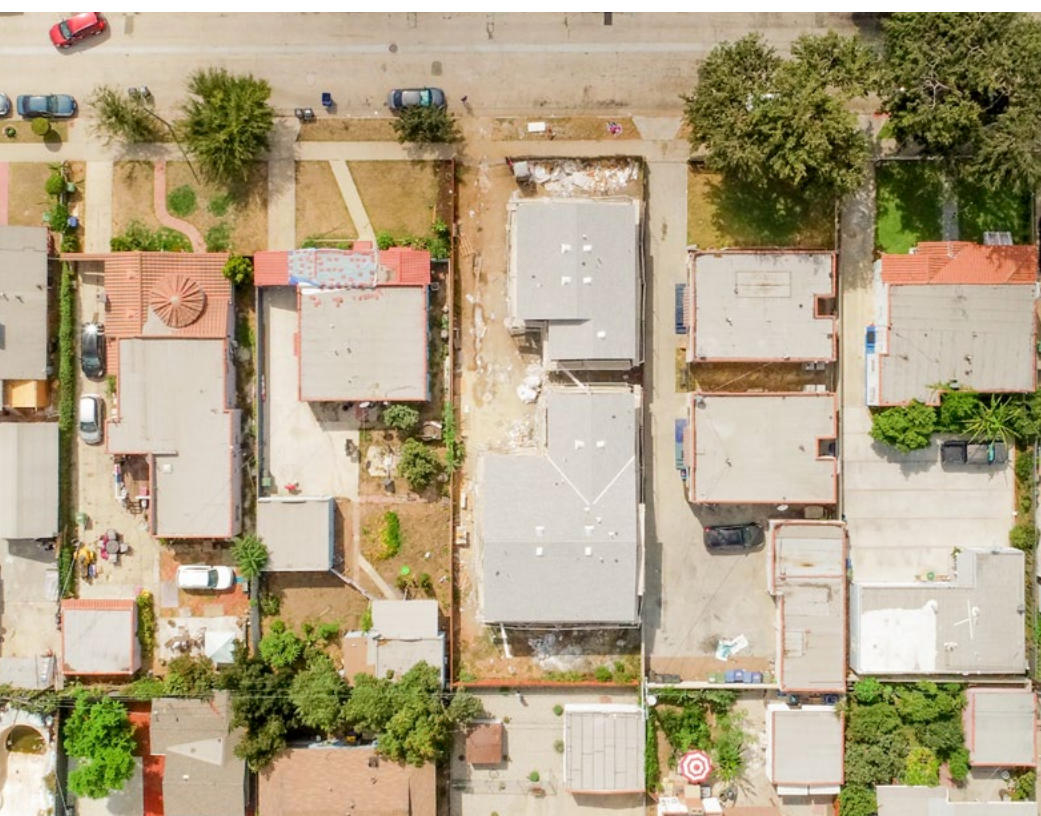
949.735.7094

julie@olsenre.com

Keegan Olsen CalDRE 02096850

949.735.6877

keegan@olsenre.com



FINANCIAL INDICATOR

Price	\$1,350,000
Down Payment	\$1,350,000
Current CAP	5.87%
Market CAP	5.87%
Price/Unit	\$450,000
Price/Gross SF	\$293
Current GRM	12.61
Market GRM	12.61

UNIT MIX

Unit Type	# of Units	Unit Size
5 Bed/2 Bath	1	
4 Bed/3.75 Bath	1	
4 Bed/2.75 Bath	1	

CURRENT

Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income
\$3,200 - \$3,200	\$3,200		\$3,200
\$3,000 - \$3,000	\$3,000		\$3,000
\$3,000 - \$3,000	\$3,000		\$3,000

MARKET

Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to-Lease
\$0 - \$3,200	\$3,200		\$3,200	0.0%
\$0 - \$3,000	\$3,000		\$3,000	0.0%
\$0 - \$3,000	\$3,000		\$3,000	0.0%

Totals/Weighted Averages

3

\$3,067

\$9,200

\$3,067

\$9,200

0.0%

ANNUAL CURRENT

\$110,400

ANNUAL MARKET

\$110,400

BUILDING DATA

No. of Units	3
Year Built	2019
Lot Size SF	6,789
Zoning	RD2-1
Building SF	EST* 4,600
APN's	6034-024-021
Rent Stabilization Ordinance	No

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Market Rent	\$110,400	\$110,400
Gain (Loss)-to-Lease	0.0%	-
Gross Potential Rental Income	\$110,400	\$110,400
Less: Vacancy	3.0%	-
Less: Non-Revenue Units	0.0%	-
Less: Bad Debt	0.0%	-
Less: Concessions	0.0%	-
Total Rental Income	\$107,088	\$107,088
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$107,088	\$107,088
Less: Expenses	-\$27,866	-\$27,866
Net Operating Income	\$79,222	\$79,222
NOI Margin	74%	74%
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$79,222	\$79,222

MARKET

	CURRENT	MARKET
Market Rent	\$110,400	\$110,400
Gain (Loss)-to-Lease	0.0%	-
Gross Potential Rental Income	\$110,400	\$110,400
Less: Vacancy	3.0%	-
Less: Non-Revenue Units	0.0%	-
Less: Bad Debt	0.0%	-
Less: Concessions	0.0%	-
Total Rental Income	\$107,088	\$107,088
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$107,088	\$107,088
Less: Expenses	-\$27,866	-\$27,866
Net Operating Income	\$79,222	\$79,222
NOI Margin	74%	74%
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$79,222	\$79,222

ANNUALIZED OPERATING EXPENSES

	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.174%	\$15,853
Direct Assessments	Per Assessor	
Insurance	\$.35/SF	\$1,610
Reserves		\$1,071
Variable Expenses		
Utilities		\$0
Gas		\$0
Trash		\$0
Contract Services (Gardening)	Once per Month	\$720
Repairs & Maintenance		\$3,213
Turnover		\$0
Management Fee		\$5,400
Total Expenses	\$27,866	\$27,866
% of EGI	26.02%	26.02%
Expenses/Unit	\$9,289	\$9,289
Expenses/Gross SF	\$6.06	\$6.06

FINANCING (Proposed)

Loan Amount	\$0
Loan Constraint	LTV Constrained
Loan -to-Value	0.00%
Interest Rate	4.8%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$0
Monthly Payment	\$0
DSCR (actual)	#DIV/0!

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Market Rent	\$110,400	\$110,400
Gain (Loss)-to-Lease	0.0%	-
Gross Potential Rental Income	\$110,400	\$110,400
Less: Vacancy	3.0%	-
Less: Non-Revenue Units	0.0%	-
Less: Bad Debt	0.0%	-
Less: Concessions	0.0%	-
Total Rental Income	\$107,088	\$107,088
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$107,088	\$107,088
Less: Expenses	-\$27,866	-\$27,866
Net Operating Income	\$79,222	\$79,222
NOI Margin	74%	74%
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$79,222	\$79,222

MARKET

	CURRENT	MARKET
Market Rent	\$110,400	\$110,400
Gain (Loss)-to-Lease	0.0%	-
Gross Potential Rental Income	\$110,400	\$110,400
Less: Vacancy	3.0%	-
Less: Non-Revenue Units	0.0%	-
Less: Bad Debt	0.0%	-
Less: Concessions	0.0%	-
Total Rental Income	\$107,088	\$107,088
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$107,088	\$107,088
Less: Expenses	-\$27,866	-\$27,866
Net Operating Income	\$79,222	\$79,222
NOI Margin	74%	74%
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$79,222	\$79,222

ANNUALIZED OPERATING EXPENSES

	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.174%	\$15,853
Direct Assessments	Per Assessor	
Insurance	\$.35/SF	\$1,610
Reserves		\$1,071
Variable Expenses		
Utilities		\$0
Gas		\$0
Trash		\$0
Contract Services (Gardening)	Once per Month	\$720
Repairs & Maintenance		\$3,213
Turnover		\$0
Management Fee		\$5,400
Total Expenses	\$27,866	\$27,866
% of EGI	26.02%	26.02%
Expenses/Unit	\$9,289	\$9,289
Expenses/Gross SF	\$6.06	\$6.06

#	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/2 Bath		\$3,200		\$3,200		\$3,200		\$0
2	Vacant	4 Bed/3.75 Bath		\$3,000		\$3,000		\$3,000		\$0
3	Vacant	4 Bed/2.75 Bath		\$3,000		\$3,000		\$3,000		\$0
UNITS				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
3	0%	0		\$9,200		\$9,200		\$9,200		\$0