

FINANCIAL SUMMARY

BRAND NEW CONSTRUCTION

346 W 74th ST, LOS ANGELES, CA 90003

Offering Price: \$938,000

Completion Date: Apx. 11/2019

Units: 2

Building Size: Apx. 4,000 SF

Lot Size: 6,353 SF

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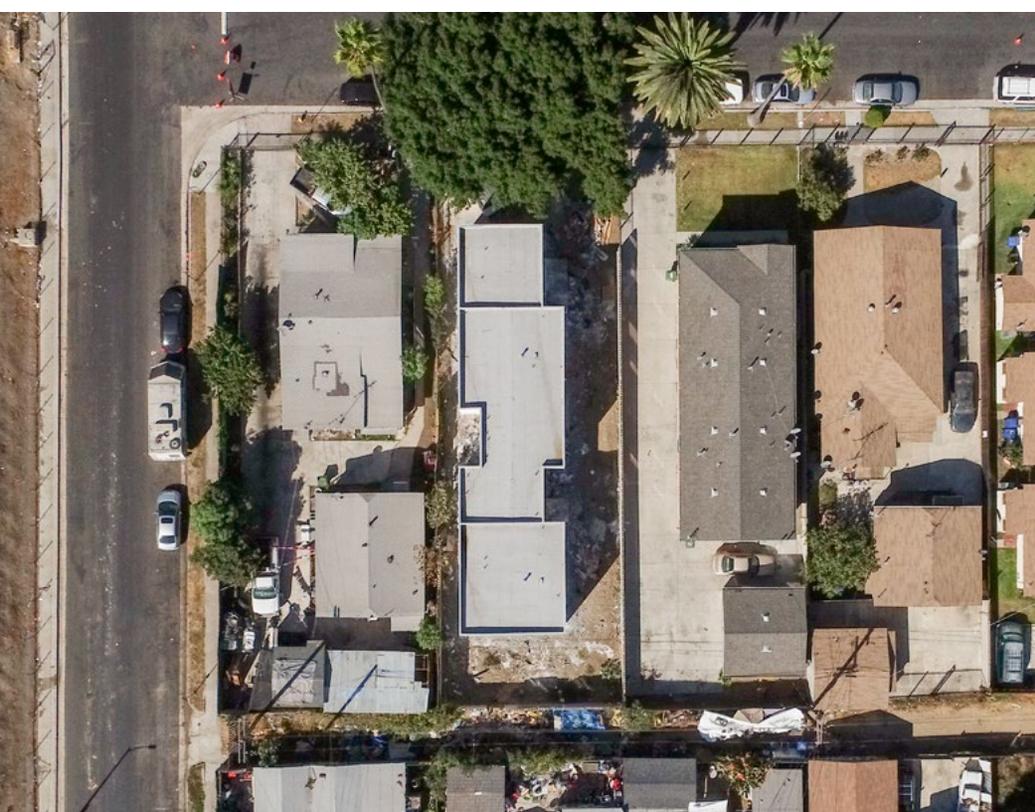
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FINANCIAL INDICATOR

Price	\$938,000
Down Payment	\$938,000
Current CAP	6.56%
Market CAP	6.56%
Price/Unit	\$469,000
Price/Gross SF	\$235
Current GRM	11.51
Market GRM	11.51

UNIT MIX

Unit Type	# of Units	Unit Size
6 Bed/4.5 Bath	1	
5 Bed/3.5 Bath	1	
Totals/Weighted Averages	2	

CURRENT

Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income
\$3,600 - \$3,600	\$3,600		\$3,600
\$3,400 - \$3,400	\$3,400		\$3,400
ANNUAL CURRENT			\$84,000

MARKET

Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to-Lease
\$0 - \$3,600	\$3,600		\$3,600	0.0%
\$0 - \$3,400	\$3,400		\$3,400	0.0%
ANNUAL MARKET			\$84,000	

BUILDING DATA

No. of Units	2
Year Built	2019
Lot Size SF	6,353
Zoning	R2-1
Building SF	*EST 4,000
APN's	6031-009-002
Rent Stabilization Ordinance	No

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Market Rent	\$84,000	\$84,000
Gain (Loss)-to-Lease	0.0%	-
Gross Potential Rental Income	\$84,000	\$84,000
Less: Vacancy	3.0%	3.0%
Less: Non-Revenue Units	0.0%	0.0%
Less: Bad Debt	0.0%	0.0%
Less: Concessions	0.0%	0.0%
Total Rental Income	\$81,480	\$81,480
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$81,480	\$81,480
Less: Expenses	-\$19,994	-\$19,994
Net Operating Income	\$61,486	\$61,486
<i>NOI Margin</i>	75%	75%
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$61,486	\$61,486

ANNUALIZED OPERATING EXPENSES

	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.174%	
Direct Assessments	Per Assessor	
Insurance	\$35/SF	
Reserves		
Variable Expenses		
Utilities	\$0	\$0
Gas	\$0	\$0
Trash	\$0	\$0
Contract Services (Gardening)	Once per month \$720	\$720
Repairs & Maintenance	\$1222/unit	\$2,444
Turnover	\$0	\$0
Management Fee	\$3,600	\$3,600
Total Expenses	\$19,994	\$19,994
% of EGI	24.54%	24.54%
Expenses/Unit	\$9,997	\$9,997
Expenses/Gross SF	\$5.00	\$5.00

FINANCING (Proposed)

Loan Amount	\$0
Loan Constraint	LTV Constrained
Loan -to-Value	0.00% 0%
Interest Rate	4.5%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$0
Monthly Payment	\$0
DSCR (actual)	#DIV/0!

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	6 Bed/4.5 Bath		\$3,600		\$3,600		\$3,600		\$0
2	Vacant	5 Bed/3.5 Bath		\$3,400		\$3,400		\$3,400		\$0
SUMMARY										
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$7,000		\$7,000		\$7,000		\$0

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