

	UNIT MIX	CURRENT							
\$970,000		# of	Unit			Avg.	Avg.	Monthly	
\$242,500	Unit Type	Units	Size	Rental	Range	Rent	Rent/SF	Income	R
5.72%	5 Bed/3 Bath	2		\$3,250	- \$3,250	\$3,250		\$6,500	\$3,25
5.72%									
\$485,000									
\$266									
13.09									
13.09									
	\$242,500 5.72% 5.72% \$485,000 \$266 13.09	\$970,000 \$242,500 Unit Type 5.72% 5 Bed/3 Bath 5.72% \$485,000 \$266 13.09	\$970,000 # of \$242,500 Unit Type Units 5.72% 5 Bed/3 Bath 2 5.72% 5 Add to the second s	\$970,000 # of Unit \$242,500 Unit Type Units Size 5.72% 5 Bed/3 Bath 2 1 5.72% 5 Bed/3 Bath 2 1 \$485,000 \$266 1 1	\$970,000 # of Unit Unit \$242,500 Unit Type Units Size Rental 5.72% 5 Bed/3 Bath 2 \$3,250 5.72% 5 Aether Size \$3,250 \$485,000 \$266 13.09 Image: Size Image: Size	\$970,000 # of Unit Units Rental Range \$242,500 Unit Type Units Size Rental Range 5.72% 5 Bed/3 Bath 2 \$3,250 - \$3,250 5.72% 5 Bed/3 Bath 2 \$3,250 - \$3,250 \$485,000 \$266 13.09 - -	\$970,000 # of Unit Avg. \$242,500 Unit Type Units Size Rental Range Rent 5.72% 5 Bed/3 Bath 2 \$3,250 - \$3,250 \$3,250 5.72% 5 Bed/3 Bath 2 - \$3,250 \$3,250 5.72% 5 Bed/3 Bath 2 - \$3,250 - \$3,250 \$485,000 - \$266 - \$3,09 - \$40 - \$40	\$970,000 # of Unit Unit Avg. Avg. \$242,500 Unit Type Units Size Rental Range Rent Rent/SF 5.72% 5 Bed/3 Bath 2 \$3,250 - \$3,250 \$3,250 \$3,250 \$485,000 \$266 13.09 Image: Size <	\$970,000 # of Unit Avg. Avg. Avg. Monthly \$242,500 Unit Type Units Size Rental Range Rent Rent/SF Income 5.72% 5 Bed/3 Bath 2 \$3,250 \$3,250 \$3,250 \$6,500 5.72% 5 Bed/3 Bath 2 4 <t< td=""></t<>

UNIT MIX					CURRE	NT		MARKET					
Unit Type		Unit Size	Rental	Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to- Lease	
5 Bed/3 Bath	2		\$3,250	- \$3,250	\$3,250		\$6,500	\$3,250 - \$3,2	50 \$3,250		\$6,500	0.0%	
	2	-					¢c 500				¢c 500	0.0%	
Totals/Weighted Averages	2	-					\$6,500				\$6,500	0.0%	
					ANNUA	L CURRENT	\$78,000		ANNUA	AL MARKET	\$78,000		
ANNUALIZED OPERATING DATA			CURRENT			MARKET	ANNUUALIZE	ED OPERATING EXPEN	ISES		CURRENT	MARKET	
Market Rent			\$78,000			\$78,000	Fixed Expens	ses					
Gain (Loss)-to-Lease		0.0%	\$0			-	Real Estat	e Taxes	1.174%	, >	\$11,391	\$11,391	
Gross Potential Rental Income			\$78,000			\$78,000	Direct Ass	sessments	Per Assessor				
Less: Vacancy		5.0%	-\$3,900		5.0%	-\$3,900	Insurance		\$.35/SF	=	\$1,278	\$1,278	
Less: Non-Revenue Units		0.0%	\$0		0.0%	\$0	Reserves				\$741	\$741	
Less: Bad Debt		0.0%	\$0		0.0%	\$0							
Less: Concessions		0.0%	\$0		0.0%	\$0	Variable Expe	enses					
Total Rental Income			\$74,100			\$74,100	Utilities				\$0	\$0	
Other Income	\$/unit/n	no.	\$0	\$	/unit/mo.	\$0	Gas				\$0	\$0	
RUBS Income			\$0			\$0	Trash				\$0	\$0	
Parking Income			\$0			\$0	Contract S	Services (Gardening)	Once per mon	ith	\$720	\$720	
Laundry Income			\$0			\$0	Repairs &	Maintenance			\$741	\$741	
Effective Gross Income			\$74,100			\$74,100	Turnover				\$0	\$0	
Less: Expenses			-\$18,590			-\$18,590	Managem	ent Fee			\$3,720	\$3,720	
Net Operating Income			\$55,510			\$55,510	Total Expense	es			\$18,590	\$18,590	
NOI Margin			75%			75%	% of EGI				25.09%	25.09%	
Less: Debt Service			-\$40,052			-\$40,052	Expenses/	/Unit			\$9,295	\$9,295	
Pre-Tax Cash Flow			\$15,458			\$15,458	Expenses	/Gross SF			\$5.09	\$5.09	

BUILDING DATA		
No. of Units		2
Year Built		2020
Lot Size SF		5,022
Zoning		R2-1
Building SF	*EST	3,650
APN's		6040-034-027
Rent Stabilization	Ordinanc€	No

FINANCING	(Proposed)
	(1.1000000)

Loan Amount	\$727,500	
Loan Constraint		LTV Constrained
Loan -to-Value	75.00%	75 %
Interest Rate		3.6%
Amortization (Yea	rs)	30
DSCR Constraint		1.25
Annual Payment		\$40,052
Monthly Payment		\$3,308
DSCR (actual)		1.39

UNIT MIX					CURRE	NT				MARKET			
Unit Type	# of Units	Unit Size	Rental	Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental I	Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to- Lease
5 Bed/3 Bath	2		\$3,250	- \$3,250	\$3,250		\$6,500	\$3,250 -	- \$3,250	\$3,250		\$6,500	0.0%
Totals/Weighted Averages	2						\$6,500					\$6,500	0.0%
					ANNUA	L CURRENT	\$78,000			ANNUA	AL MARKET	\$78,000	
ANNUALIZED OPERATING DATA			CURRENT			MARKET	ΔΝΝΙ ΙΙ ΙΔΙ 17			5		CURRENT	MARKET
Market Rent			\$78,000			\$78,000	Fixed Expen			, 		OORALLIT	
Gain (Loss)-to-Lease		0.0%	\$0			-	Real Estat			1.174%	, >	\$11,391	\$11,391
Gross Potential Rental Income			\$78,000			\$78,000	Direct Ass	sessments		Per Assessor			
Less: Vacancy		5.0%	-\$3,900		5.0%	-\$3,900	Insurance	ġ.		\$.35/SF	:	\$1,278	\$1,278
Less: Non-Revenue Units		0.0%	\$0		0.0%	\$0	Reserves					\$741	\$741
Less: Bad Debt		0.0%	\$0		0.0%	\$0							
Less: Concessions		0.0%	\$0		0.0%	\$0	Variable Exp	enses					
Total Rental Income			\$74,100			\$74,100	Utilities					\$0	\$0
Other Income	\$/uni	t/mo.	\$0	\$/	/unit/mo.	\$0	Gas					\$0	\$0
RUBS Income			\$0			\$0	Trash					\$0	\$0
Parking Income			\$0			\$0	Contract S	Services (Garde	ening)	Once per mon	ith	\$720	\$720
Laundry Income			\$0			\$0	Repairs &	Maintenance				\$741	\$741
Effective Gross Income			\$74,100			\$74,100	Turnover					\$0	\$0
Less: Expenses			-\$18,590			-\$18,590	Managem	nent Fee				\$3,720	\$3,720
Net Operating Income			\$55,510			\$55,510	Total Expens	ses				\$18,590	\$18,590
NOI Margin			75%			75%	% of EGI					25.09%	25.09%
Less: Debt Service			-\$40,052			-\$40,052	Expenses	s/Unit				\$9,295	\$9,295
Pre-Tax Cash Flow			\$15,458			\$15,458	Expenses	Gross SF				\$5.09	\$5.09

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



				CUR	RENT	SCHEDULED (GROSS INCOME	MA		
#	STATUS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
1	Vacant	5 Bed/3 Bath		\$3,250		\$3,250		\$3,250		\$0
2	Vacant	5 Bed/3 Bath		\$3,250		\$3,250		\$3,250		\$O
										5
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$6,500		\$6,500		\$6,500		\$0

118 W 90th St Los Angeles, CA 90011