



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
		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
Price	\$970,000	5 Bed/3 Bath	2		\$3,250 - \$3,250	\$3,250		\$6,500	\$3,250 - \$3,250	\$3,250		\$6,500	0.0%
Down Payment	\$242,500												
Current CAP	5.72%												
Market CAP	5.72%												
Price/Unit	\$485,000												
Price/Gross SF	\$266												
Current GRM	13.09												
Market GRM	13.09												
Totals/Weighted Averages			2					\$6,500				\$6,500	0.0%
								ANNUAL CURRENT				ANNUAL MARKET	\$78,000

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
				CURRENT	MARKET			CURRENT	MARKET
No. of Units	2	Market Rent		\$78,000	\$78,000	Fixed Expenses			
Year Built	2020	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.174%	\$11,391	\$11,391
Lot Size SF	5,022	Gross Potential Rental Income		\$78,000	\$78,000	Direct Assessments	Per Assessor		
Zoning	R2-1	Less: Vacancy	5.0%	-\$3,900	5.0%	Insurance	\$.35/SF	\$1,278	\$1,278
Building SF *EST	3,650	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$741	\$741
APN's	6040-034-027	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
Rent Stabilization Ordinance	No	Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
		Total Rental Income		\$74,100	\$74,100	Gas		\$0	\$0
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0	Trash		\$0
		RUBS Income		\$0	\$0	Contract Services (Gardening)	Once per month	\$720	\$720
		Parking Income		\$0	\$0	Repairs & Maintenance		\$741	\$741
		Laundry Income		\$0	\$0	Turnover		\$0	\$0
		Effective Gross Income		\$74,100	\$74,100	Management Fee		\$3,720	\$3,720
		Less: Expenses		-\$18,590	-\$18,590	Total Expenses		\$18,590	\$18,590
		Net Operating Income		\$55,510	\$55,510	% of EGI		25.09%	25.09%
		NOI Margin		75%	75%	Expenses/Unit		\$9,295	\$9,295
		Less: Debt Service		-\$40,052	-\$40,052	Expenses/Gross SF		\$5.09	\$5.09
		Pre-Tax Cash Flow		\$15,458	\$15,458				

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



118 W 90th St
Los Angeles, CA 90011

#	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/3 Bath		\$3,250		\$3,250		\$3,250		\$0
2	Vacant	5 Bed/3 Bath		\$3,250		\$3,250		\$3,250		\$0
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