

FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET					
Price	\$1,375,000	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	\$756,250	5 Bed/3 Bath	2		\$3,600 - \$3,600	\$3,600		\$7,200	\$3,600 - \$3,600	\$3,600		\$7,200	0.0%
Current CAP	4.26%												
Market CAP	4.26%												
Price/Unit	\$687,500												
Price/Gross SF	\$359												
Current GRM	16.41												
Market GRM	16.41												
<b>*Please note that all the information on this financial summary is approximate.</b>													
Totals/Weighted Averages			2			\$3,600		\$7,200		\$3,600		\$7,200	0.0%
						ANNUAL CURRENT		\$86,400		ANNUAL MARKET		\$86,400	

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	2	Market Rent	\$86,400		\$86,400	Fixed Expenses			
Year Built	2022	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$16,159	\$16,159
Lot Size SF	6,335	Gross Potential Rental Income	\$86,400		\$86,400	Direct Assessments	Per Assessor		
Zoning	R2-1	Less: Vacancy	3.0%	-\$2,592	3.0%	Insurance	\$ .35/SF	\$1,340	\$1,340
Building SF	3,828	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$0	\$0
APN's	600-303-3008	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
		Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
		Total Rental Income	\$83,808		\$83,808	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		\$2,514	\$2,514
		Laundry Income	\$0		\$0	Turnover		\$0	\$0
		Effective Gross Income	\$83,808		\$83,808	Management Fee		\$3,720	\$3,720
		Less: Expenses	-\$25,173		-\$25,173	Total Expenses		\$25,173	\$25,173
		Net Operating Income	\$58,635		\$58,635	% of EGI		30.04%	30.04%
		NOI Margin	70%		70%	Expenses/Unit		\$12,587	\$12,587
		Less: Debt Service	-\$42,573		-\$42,573	Expenses/Gross SF		\$6.58	\$6.58
		Pre-Tax Cash Flow	\$16,062		\$16,062				



1222 W Gage Ave  
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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	5 Bed/3 Bath		\$3,600				\$3,600		\$0
2	Vacant	5 Bed/3 Bath		\$3,600				\$3,600		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$7,200				\$7,200		\$0