



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$2,950,000	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	\$1,622,500	5 Bed/4 Bath	2		\$4,200 - \$4,200	\$4,200		\$8,400	\$0 - \$4,200	\$4,200		\$8,400	0.0%
Current CAP	4.56%	4 Bed/4 Bath	2		\$3,800 - \$3,800	\$3,800		\$7,600	\$0 - \$3,800	\$3,800		\$7,600	0.0%
Market CAP	4.56%												
Price/Unit	\$737,500												
Price/Gross SF	\$410												
Current GRM	15.84												
Market GRM	15.84												
Totals/Weighted Averages			4			\$4,000		\$16,000		\$4,000		\$16,000	0.0%
						ANNUAL CURRENT		\$192,000		ANNUAL MARKET		\$192,000	

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	4	Market Rent	\$192,000		\$192,000	Fixed Expenses			
Year Built	2022	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$34,669	\$34,669
Lot Size SF	6,314	Gross Potential Rental Income	\$192,000		\$192,000	Direct Assessments	Per Assessor		
Zoning	RD15-1	Less: Vacancy	3.0%	-\$5,760	3.0%	Insurance	\$35/SF	\$2,520	\$2,520
Building SF	7,200	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$0	\$0
APN's	512-801-4005	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
		Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
		Total Rental Income	\$186,240		\$186,240	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		\$5,587	\$5,587
		Laundry Income	\$0		\$0	Turnover		\$0	\$0
		Effective Gross Income	\$186,240		\$186,240	Management Fee		\$7,440	\$7,440
		Less: Expenses	-\$51,656		-\$51,656	Total Expenses		\$51,656	\$51,656
		Net Operating Income	\$134,584		\$134,584	% of EGI		27.74%	27.74%
		NOI Margin	72%		72%	Expenses/Unit		\$12,914	\$12,914
		Less: Debt Service	-\$82,748		-\$82,748	Expenses/Gross SF		\$7.17	\$7.17
		Pre-Tax Cash Flow	\$51,836		\$51,836				

FINANCING (Proposed)

Loan Amount	\$1,327,500
Loan Constraint	LTV Constrained
Loan -to-Value	45.00% 45%
Interest Rate	4.6%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$82,748
Monthly Payment	\$6,829
DSCR (actual)	1.63

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



608 E 29th 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/4 Bath		\$4,200				\$4,200		\$0
2	Vacant	4 Bed/4 Bath		\$3,800				\$3,800		\$0
3	Vacant	5 Bed/4 Bath		\$4,200				\$4,200		\$0
4	Vacant	4 Bed/4 Bath		\$3,800				\$3,800		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
4	0%	0		\$16,000				\$16,000		\$0