

FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET					
Price	\$1,975,000	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	\$1,975,000	4 Bed/2 Bath	2		\$3,500 - \$3,500	\$3,500		\$7,000	\$2,700 - \$3,500	\$3,500		\$7,000	0.0%
Current CAP	5.37%	2 Bed/2 Bath	2		\$2,700 - \$2,700	\$2,700		\$5,400	\$2,700 - \$2,700	\$2,700		\$5,400	0.0%
Market CAP	5.37%												
Price/Unit	\$493,750												
Price/Gross SF	\$369												
Current GRM	13.68												
Market GRM	13.68												
<b>*Please note that all the information on this financial summary is approximate.</b>													
Totals/Weighted Averages			4			\$3,100		\$12,400		\$3,100		\$12,400	0.0%
						ANNUAL CURRENT		\$148,800		ANNUAL MARKET		\$148,800	

BUILDING DATA		ANNUALIZED OPERATING DATA			CURRENT	MARKET	ANNUALIZED OPERATING EXPENSES			CURRENT	MARKET
No. of Units	4	Market Rent			\$148,800	\$148,800	Fixed Expenses				
Year Built	2022	Gain (Loss)-to-Lease	0.0%	\$0		-	Real Estate Taxes	1.175%	\$23,210	\$23,210	
Lot Size SF	5,200	Gross Potential Rental Income		\$148,800		\$148,800	Direct Assessments	Per Assessor			
Zoning	R3-1	Less: Vacancy	3.0%	-\$4,464	3.0%	-\$4,464	Insurance	\$ .35/SF	\$1,875	\$1,875	
Building SF	5,356	Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0	Reserves		\$0	\$0	
APN's	603-001-5012	Less: Bad Debt	0.0%	\$0	0.0%	\$0	Variable Expenses				
		Less: Concessions	0.0%	\$0	0.0%	\$0	Utilities		\$0	\$0	
		Total Rental Income		\$144,336		\$144,336	Gas		\$0	\$0	
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0	Trash		\$0	\$0	
		RUBS Income		\$0		\$0	Contract Services (Gardening)		\$1,440	\$1,440	
		Parking Income		\$0		\$0	Repairs & Maintenance		\$4,330	\$4,330	
		Laundry Income		\$0		\$0	Turnover		\$0	\$0	
		Effective Gross Income		\$144,336		\$144,336	Management Fee		\$7,440	\$7,440	
		Less: Expenses		-\$38,295		-\$38,295	Total Expenses		\$38,295	\$38,295	
		Net Operating Income		\$106,041		\$106,041	% of EGI		26.53%	26.53%	
		NOI Margin		73%		73%	Expenses/Unit		\$9,574	\$9,574	
		Less: Debt Service		\$0		\$0	Expenses/Gross SF		\$7.15	\$7.15	
		Pre-Tax Cash Flow		\$106,041		\$106,041					



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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	4 Bed/2 Bath		\$3,500				\$3,500		\$0
2	Vacant	4 Bed/2 Bath		\$3,500				\$3,500		\$0
3	Vacant	2 Bed/2 Bath		\$2,700				\$2,700		\$0
4	Vacant	2 Bed/2 Bath		\$2,700				\$2,700		\$0
<b>SUMMARY</b>										
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
4	0%	0		\$12,400				\$12,400		\$0