

FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET		
Price	\$1,975,000		# of Unit		Avg. Avg.	Monthly			Avg. Monthly	/ Loss-to-
Down Payment	\$1,975,000	Unit Type	Units Size	Rental Range	Rent Rent/SF	Income	Rental Range	Avg. Rent F	Rent/SF Income	Lease
Current CAP	5.37%	4 Bed/2 Bath	2	\$3,500 - \$3,500	\$3,500	\$7,000	\$2,700 - \$3,500	\$3,500	\$7,000	0.0%
Market 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%
Price/Unit	\$493,750									
Price/Gross SF	\$369									
Current GRM	13.68									
Market GRM	13.68									
		*Please note that all th	•							
		Totals/Weighted Averages	4		\$3,100	\$12,400		\$3,100	\$12,400	0.0%
					ANNUAL CURRENT	\$148,800		ANNUAL M	MARKET \$148,80	2

BUILDING DATA			ANNUALIZED OPERATING DATA		CURRENT		MARKET	ANNUUALIZED OPERATING EXPEN	SES	CURRENT	MARKET
No. of Units		4	Market Rent		\$148,800		\$148,800	Fixed Expenses			
Year Built	2	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				
			Less: Concessions	0.0%	\$0	0.0%	\$0	Variable Expenses			
			Total Rental Income		\$144,336		\$144,336	Utilities		\$0	\$0
			Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0	Gas		\$0	\$0
FINANCING (Propos	ed)		RUBS Income		\$0		\$0	Trash		\$0	\$0
Loan Amount		\$0	Parking Income		\$0		\$0	Contract Services (Gardening)		\$1,440	\$1,440
Loan Constraint	LTV Constra	ined	Laundry Income		\$0		\$0	Repairs & Maintenance		\$4,330	\$4,330
Loan -to-Value	0.00%	45%	Effective Gross Income		\$144,336		\$144,336	Turnover		\$0	\$0
Interest Rate	4	1.6%	Less: Expenses		-\$38,295		-\$38,295	Management Fee		\$7,440	\$7,440
Amortization (Years)		30	Net Operating Income		\$106,041		\$106,041	Total Expenses		\$38,295	\$38,295
DSCR Constraint		1.25	NOI Margin		73%		73%	% of EGI		26.53%	26.53%
Annual Payment		\$0	Less: Debt Service		\$0		\$0	Expenses/Unit		\$9,574	\$9,574
Monthly Payment		\$0	Pre-Tax Cash Flow		\$106,041		\$106,041	Expenses/Gross SF		\$7.15	\$7.15
DSCR (actual)	#DIV/0	!									

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



## 146 E 84th Pl Los Angeles, CA 90003

				CURRENT		SCHEDULED GROSS INCOME		MARKET		
#	STATUS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
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
					DENT/OF		BEN 17/05		DE112/05	
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