



FINANCIAL INDICATOR		UNIT MIX			CURRENT				MARKET				
Price	\$1,300,000	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	\$1,300,000	6 Bed/3 Bath	1		\$5,000 - \$5,000	\$5,000		\$5,000	\$0 - \$5,000	\$5,000		\$5,000	0.0%
Current CAP	6.39%	5 Bed/3 Bath	1		\$4,400 - \$4,400	\$4,400		\$4,400	\$0 - \$4,400	\$4,400		\$4,400	0.0%
Market CAP	6.39%												
Price/Unit	\$650,000												
Price/Gross SF	\$350												
Current GRM	11.88												
Market GRM	11.88												
*Please note that all the information on this financial summary is approximate.													
Totals/Weighted Averages			2			\$4,700		\$9,400		\$4,700		\$9,400	0.0%
								ANNUAL CURRENT		ANNUAL MARKET		\$112,800	\$112,800

BUILDING DATA			ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
			CURRENT		MARKET		CURRENT		MARKET	
No. of Units	2		Market Rent	\$112,800		\$112,800	Fixed Expenses			
Year Built	2023		Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.175%	\$15,278	\$15,278
Lot Size SF	5,200		Gross Potential Rental Income		\$112,800	\$112,800	Direct Assessments	Per Assessor		
Zoning	RD2-1		Less: Vacancy	3.0%	-\$3,384	3.0%	Insurance	\$.35/SF	\$1,298	\$1,298
Building SF	3,709		Less: Non-Revenue Units	0.0%	\$0	\$0	Reserves		\$1,094	\$1,094
APN's	6030012027		Less: Bad Debt	0.0%	\$0	\$0	Variable Expenses			
			Less: Concessions	0.0%	\$0	\$0	Utilities		\$0	\$0
			Total Rental Income		\$109,416	\$109,416	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		\$3,282	\$3,282
			Laundry Income		\$0	\$0	Turnover		\$0	\$0
			Effective Gross Income		\$109,416	\$109,416	Management Fee		\$3,960	\$3,960
			Less: Expenses		-\$26,352	-\$26,352	Total Expenses		\$26,352	\$26,352
			Net Operating Income		\$83,064	\$83,064	% of EGI		24.08%	24.08%
			NOI Margin		76%	76%	Expenses/Unit		\$13,176	\$13,176
			Less: Debt Service		\$0	\$0	Expenses/Gross SF		\$7.11	\$7.11
			Pre-Tax Cash Flow		\$83,064	\$83,064				



219 E 84th St
Los Angeles, CA 90003

#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
1	Vacant	6 Bed/3 Bath		\$5,000				\$5,000		\$0
2	Vacant	5 Bed/3 Bath		\$4,400				\$4,400		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$9,400				\$9,400		\$0