



FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET					
Price	\$1,575,000	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	\$1,575,000	3 Bed/2 Bath	2		\$3,400 - \$3,400	\$3,400		\$6,800	\$2,700 - \$3,400	\$3,400		\$6,800	0.0%
Current CAP	5.02%	2 Bed/1 Bath	1		\$2,700 - \$2,700	\$2,700		\$2,700	\$2,700 - \$2,700	\$2,700		\$2,700	0.0%
Price/Unit	\$525,000												
Price/Gross SF	\$463												
Current GRM	14.24												
Market GRM	14.24												
*Please note that all the information on this financial summary is approximate.													
Totals/Weighted Averages			3			\$3,167		\$9,500		\$3,167		\$9,500	0.0%
						ANNUAL CURRENT		\$114,000		ANNUAL MARKET		\$114,000	

BUILDING DATA		ANNUALIZED OPERATING DATA			CURRENT	MARKET	ANNUALIZED OPERATING EXPENSES			CURRENT	MARKET
No. of Units	3	Market Rent			\$114,000	\$114,000	Fixed Expenses				
Year Built	2023	Gain (Loss)-to-Lease	0.0%	\$0			Real Estate Taxes	1.175%	\$18,510	\$18,510	
Lot Size SF	5,204	Gross Potential Rental Income		\$114,000	\$114,000	Direct Assessments	Per Assessor				
Zoning	R2-1	Less: Vacancy	3.0%	-\$3,420	3.0%	-\$3,420	Insurance	\$.35/SF	\$1,191	\$1,191	
Building SF	3,402	Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0	Reserves		\$1,106	\$1,106	
APN's	6041003021	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		\$110,580	\$110,580		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		\$3,317	\$3,317	
		Laundry Income		\$0	\$0		Turnover		\$0	\$0	
		Effective Gross Income		\$110,580	\$110,580		Management Fee		\$5,940	\$5,940	
		Less: Expenses		-\$31,503	-\$31,503		Total Expenses		\$31,503	\$31,503	
		Net Operating Income		\$79,077	\$79,077		% of EGI		28.49%	28.49%	
		NOI Margin		72%	72%		Expenses/Unit		\$10,501	\$10,501	
		Less: Debt Service		\$0	\$0		Expenses/Gross SF		\$9.26	\$9.26	
		Pre-Tax Cash Flow		\$79,077	\$79,077						



123 E 88th St
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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	3 Bed/2 Bath		\$3,400				\$3,400		\$0
2	Vacant	3 Bed/2 Bath		\$3,400				\$3,400		\$0
3	Vacant	2 Bed/1 Bath		\$2,700				\$2,700		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
3	0%	0		\$9,500				\$9,500		\$0