



FINANCIAL INDICATOR		UNIT MIX			CURRENT			MARKET					
Price	\$1,200,000	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	\$1,200,000	5 Bed/3 Bath	1		\$4,400 - \$4,400	\$4,400		\$4,400	\$0 - \$4,400	\$4,400		\$4,400	0.0%
Current CAP	6.40%	5 Bed/2 Bath	1		\$4,400 - \$4,400	\$4,400		\$4,400	\$0 - \$4,400	\$4,400		\$4,400	0.0%
Market CAP	6.40%												
Price/Unit	\$600,000												
Price/Gross SF	\$364												
Current GRM	11.72												
Market GRM	11.72												
<b>*Please note that all the information on this financial summary is approximate.</b>													
Totals/Weighted Averages			2			\$4,400		\$8,800		\$4,400		\$8,800	0.0%
								ANNUAL CURRENT		ANNUAL MARKET		\$105,600	\$105,600

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
		CURRENT		MARKET		CURRENT		MARKET	
No. of Units	2	Market Rent	\$105,600		\$105,600	Fixed Expenses			
Year Built	2023	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.250%	\$15,000	\$15,000
Lot Size SF	6,000	Gross Potential Rental Income	\$105,600		\$105,600	Direct Assessments	Per Assessor		
Zoning	R-2	Less: Vacancy	3.0%	-\$3,168	3.0%	Insurance	\$ .35/SF	\$1,155	\$1,155
Building SF	3,300	Less: Non-Revenue Units	0.0%	\$0	0.0%	Reserves		\$1,024	\$1,024
APN's	6009023034	Less: Bad Debt	0.0%	\$0	0.0%	Variable Expenses			
		Less: Concessions	0.0%	\$0	0.0%	Utilities		\$0	\$0
		Total Rental Income	\$102,432		\$102,432	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		\$3,073	\$3,073
		Laundry Income	\$0		\$0	Turnover		\$0	\$0
		Effective Gross Income	\$102,432		\$102,432	Management Fee		\$3,960	\$3,960
		Less: Expenses	-\$25,652		-\$25,652	Total Expenses		\$25,652	\$25,652
		Net Operating Income	\$76,780		\$76,780	% of EGI		25.04%	25.04%
		NOI Margin	75%		75%	Expenses/Unit		\$12,826	\$12,826
		Less: Debt Service	\$0		\$0	Expenses/Gross SF		\$7.77	\$7.77
		Pre-Tax Cash Flow	\$76,780		\$76,780				



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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	5 Bed/3 Bath		\$4,400				\$4,400		\$0
2	Vacant	5 Bed/2 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		\$8,800				\$8,800		\$0