



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	6 Bed/3 Bath	1		\$4,800 - \$4,800	\$4,800		\$4,800	\$0 - \$4,800	\$4,800		\$4,800	0.0%
Current CAP	6.21%	4 Bed/2 Bath	1		\$3,800 - \$3,800	\$3,800		\$3,800	\$0 - \$3,800	\$3,800		\$3,800	0.0%
Market CAP	6.21%												
Price/Unit	\$600,000												
Price/Gross SF	\$353												
Current GRM	11.99												
Market GRM	11.99												
<b>*Please note that all the information on this financial summary is approximate.</b>													
Totals/Weighted Averages			2			\$4,300		\$8,600		\$4,300		\$8,600	0.0%
								ANNUAL CURRENT		ANNUAL MARKET		\$103,200	\$103,200

BUILDING DATA		ANNUALIZED OPERATING DATA				ANNUALIZED OPERATING EXPENSES			
				CURRENT	MARKET			CURRENT	MARKET
No. of Units	2	Market Rent		\$103,200	\$103,200	Fixed Expenses			
Year Built	2023	Gain (Loss)-to-Lease	0.0%	\$0	-	Real Estate Taxes	1.250%	\$15,000	\$15,000
Lot Size SF	4,437	Gross Potential Rental Income		\$103,200	\$103,200	Direct Assessments	Per Assessor		
Zoning	R-2	Less: Vacancy	3.0%	-\$3,096	-\$3,096	Insurance	\$ .35/SF	\$1,190	\$1,190
Building SF	3,400	Less: Non-Revenue Units	0.0%	\$0	\$0	Reserves		\$1,001	\$1,001
APN's	6067021017	Less: Bad Debt	0.0%	\$0	\$0	Variable Expenses			
		Less: Concessions	0.0%	\$0	\$0	Utilities		\$0	\$0
		Total Rental Income		\$100,104	\$100,104	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		\$3,003	\$3,003
		Laundry Income		\$0	\$0	Turnover		\$0	\$0
		Effective Gross Income		\$100,104	\$100,104	Management Fee		\$3,960	\$3,960
		Less: Expenses		-\$25,594	-\$25,594	Total Expenses		\$25,594	\$25,594
		Net Operating Income		\$74,510	\$74,510	% of EGI		25.57%	25.57%
		NOI Margin		74%	74%	Expenses/Unit		\$12,797	\$12,797
		Less: Debt Service		\$0	\$0	Expenses/Gross SF		\$7.53	\$7.53
		Pre-Tax Cash Flow		\$74,510	\$74,510				

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



2434 E 115th Pl  
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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	6 Bed/3 Bath		\$4,800				\$4,800		\$0
2	Vacant	4 Bed/2 Bath		\$3,800				\$3,800		\$0
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
2	0%	0		\$8,600				\$8,600		\$0