Pricing	Price	$/Unit	$/SF	GRM	CAP	Market GRM	Market CAP
List Price	**$2,100,000**	$420,000	$441.64	17.61	3.24%	11.29	6.13%

Financing	Down Payment		Loan to Value	Amort Years	Interest	Payments
List Price	$2,100,000	*100%*	N/A	N/A	N/A	N/A

Units	Type	Estimated Unit SF	Avg Current Rent	Current Rent/SF	Total Rent	Estimated Market Rent	Total Market Rent
4	2/1	842	$2,036	$2.42	$8,145	$3,000	$12,000
1	3/1	1,151	$1,795	$1.56	$1,795	$3,500	$3,500
Scheduled Monthly Rent					**$9,940**		**$15,500**
Total Monthly Scheduled Income					$9,940		$15,500
Scheduled Gross Income					**$119,280**		**$186,000**
Less Vacancy			*3%*		$3,578		$5,580
Gross Operating Income					**$115,702**		**$180,420**

Expenses			Current	Market
Real Estate Taxes	*1.117682%*		$23,471	$23,471
Direct Assessments	*Actual*		$2,947	$2,947
Gardener	*$250/ month*		$3,000	$3,000
Insurance	*2025*		$4,566	$4,566
Water/Sewer	*2025*		$4,800	$4,800
Trash	*Actual*		$1,683	$1,683
Maintenance & Repairs	*6%*	*SGI*	$7,157	$11,160

Total	% of SGI	Per SF	Per Unit	Total	Total
List Price	*40%*	*$10.02*	*$9,525*	$47,624	$51,627

Return	Current NOI	Mkt NOI	Less Debt	Cash Flow	Mkt Cash Flow	Cash/Cash	Mkt Cash/Cash
List Price	$68,077	$128,793	$0	$68,077	$128,793	3.24%	6.13%

9628 Broadway

Summary

Units: 5
Year Built: 1938
Gross SF: 4,755
Land SF: 27,242 (.63 acres)
Parcel #: 8588-023-014
Const.: Woodframe/Stucco
Metering: Indiv: Gas, electric & H/W
Parking: 11: 5 garages & 6 open
Zoning: TCR105

Agent

KEVIN LUTZ
Director
626-429-0685
DRE #00925595

KEVIN W. HURLEY
Director
626-484-1897
DRE #01237798

9628 BROADWAY - RENT ROLL

3/3/2026

Unit #	Type	Estimated Unit SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Occupied	Comments
9628	3/1	1,151	$1,795	$1.56	$3,500	$3.04	Yes	
9628 1/4	2/1	736	$2,500	$3.40	$3,000	$4.08	Yes	Rehabbed 2025.
9628 1/2	2/1	962	$2,120	$2.20	$3,000	$3.12	Yes	
9628 3/4	2/1	847	$1,675	$1.98	$3,000	$3.54	Yes	
9630	2/1	821	$1,850	$2.25	$3,000	$3.65	Yes	
		Total Monthly Rent	$9,940		$15,500			
		Total Monthly Income	$9,940		$15,500			
		Scheduled Gross Income	$119,280		$186,000			

Units	Type	Estimated Unit SF	Avg Current Rent	Current Rent/SF	Estimated Market Rent	Market Rent/SF	Total Units	Occupied Units	Occupancy %
4	2/1	842	$2,036	$2.42	$3,000	$3.57	5	5	100%
1	3/1	1,151	$1,795	$1.56	$3,500	$3.04			
5									