

## 3940 W 112th St. Inglewood CA 90303 : APN 4033 024 019

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### Loan Information

<b>List Price :</b>	<b>\$ 1,750,000</b>	LTV	<b>57%</b>
<b>Down Payment:</b>	43% <b>\$ 750,000</b>	Principal	\$1,000,000
<b>Number of Units:</b>	7	Interest Rate	5.400%
Cost Per Unit:	<b>\$ 250,000</b>	Term	5
Current GRM:	<b>11.39</b>	Amortization	30
Market GRM:	<b>9.58</b>	Annual Pmt	<b>\$ 67,104</b>
Current CAP:	<b>5.37%</b>	Monthly Pmt	<b>\$ 5,592</b>
Market CAP:	<b>6.99%</b>	DCR	
Approximate Age:	<b>1988</b>		
Approximate Lot Size:	<b>9,329</b>		
Approximate Net RSF:	<b>5,360</b>		
Cost Per Net RSF:	<b>\$ 326.49</b>		



### Annualized Operating Data

	Rent as of 3/2026		Market Rents	
<b>Scheduled Gross Income:</b>	<b>\$ 153,624</b>		<b>\$ 182,700</b>	
Less: Vacancy Reserve:	\$ 5,718	3.00%	\$ 6,431	3.00%
Gross Operating Income:	<b>\$ 147,906</b>		<b>\$ 176,269</b>	
Less: Expenses:	\$ 54,000	<b>35.15%</b>	\$ 54,000	
<b>Net Operating Income:</b>	<b>\$ 93,906</b>		<b>\$ 122,269</b>	
Less: Loan Payments:	\$ 67,104		\$ 67,104	
Pre-Tax Cash Flow:	\$ 26,802	<b>3.57%</b>	\$ 55,165	<b>7.36%</b>
Plus: Principal Reduction:	\$ 13,437		\$ 13,437	
<b>Total Return Before Taxes:</b>	<b>\$ 40,239</b>	<b>5.37%</b>	<b>\$ 68,602</b>	<b>9.15%</b>



### Scheduled Income

No. of Units	BDRMS/ BATHS	Avg Rent	Current Rents		Market	
			Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
4	1/1	\$1,647	\$1,530-\$1,750	\$ 6,595	\$ 1,895	\$ 7,580
2	2/1	\$1,885	\$1,850-\$1,981	\$ 3,800	\$ 2,350	\$ 4,700
1	3/2	\$2,357	\$2,357	\$ 2,357	\$ 2,795	\$ 2,795
<b>Monthly Scheduled Gross Income:</b>				<b>\$ 12,752</b>		<b>\$ 15,075</b>
<b>Monthly Laundry, Parking, Late Fees Income:</b>				<b>\$ 50</b>		<b>\$ 150</b>
<b>Annual Scheduled Gross Income:</b>				<b>\$ 153,624</b>		<b>\$ 182,700</b>
Utilities paid by Tenant: Indiv. Metered, Sep H2O						
Balcony upgrades - Passed Inspections						
<b>Roof Less than 10 Yrs Old, Copper Plumbing,</b>			<b>2 Parking Spaces Per Unit</b>			

### Annualized Expenses

New Tax Rate	1.320%	<b>\$ 22,750</b>
Electric (Exerior Lights)	0.85%	\$ 1,300
Water, Sewer	3.97%	\$ 6,100
Gas (Laundry Rm Closed)	0.00%	\$ -
Trash	3.38%	\$ 5,200
Mgmt (On/Off), Cleaning	0.78%	\$ 1,200
Maintenance & Repairs	3.42%	\$ 5,250
Supplies	0.98%	\$ 1,500
Lic**, Legal, Accounting	0.98%	\$ 1,500
Pest Control	0.78%	\$ 1,200
Insurance	4.23%	\$ 6,500
Reserves	0.98%	\$ 1,500
<b>Total Expenses</b>	<b>35.15%</b>	<b>\$ 54,000</b>
<b>Per Net Sq. Ft.</b>		<b>\$ 10.07</b>
<b>Per Unit</b>		<b>\$ 7,714</b>
<b>Individual Hot Water Heaters**</b>		

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