

4015 Palmwood - Rents and Expenses - Income Statement

Unit	Mix	Rents	Parking	Updated
4015	1 + 1	\$1,100	No parking space	NO
4015 1/2	2 + 1	\$2,000	No parking space	YES
4017 #1	1 + 1	Owner occ (\$1,800*)	Parking	NO
4017 #2	1 + 1	\$1,600	No parking space	YES
4017 #3	2 + 1.5	\$1,200	Parking	NO
4017 #4	2 + 1.5	Eviction (\$2,200*)	Parking	YES
4019 #1	1 + 1	\$1,500	No parking space	YES
4019 #2	1 + 1	\$1,600	No parking space	YES
4019 #3	2 + 1.5	\$2,100	Parking	YES
4019 #4	2 + 1.5	\$680 (\$3,000*)	No parking space	NO

Total income: \$15,780 x 12 = \$189,360

Expenses:	Monthly	Yearly
New Prop Tax	\$2,031/mo	\$24,375
Farmers Ins		\$30,000
LADWP*	\$600/mo	\$7,200
(elec, water, trash)		
Gas	\$400/mo	\$4,800
Misc. (Gardener, handyman, etc)	\$300/mo	\$3,600
Total Exp.	\$3,331 current	\$69,975 - annual new expenses for buyer

*LADWP (Water, power, sewer, trash) billed every two months. \$1,200 (\$600/mo)

Actual expenses will vary. The property tax and insurance are typically a percentage of the sales price and are , at best, estimates which will vary.