810-812 BELMONT AVENUE, LONG BEACH, CA—FINANCIAL INDICATORS

	CURRENT	PROJECTED	
SCHEDULED GROSS INCOME	$159,600.00	$189,600.00	
VACANCY RESERVE (2%)	$3,192.00	$3,792.00	
GROSS OPERATING INCOME	$156,408.00	$185,808.00	
TOTAL EXPENSES	$61,258.00	$66,781.00	
PROPERTY TAXES	$23,265.00	$23,265.00	BOTH COLUMNS SHOW BUYER’S NEW TAXES
INSURANCE	$7,195.00	$7,771.00	PROJECTED COLUMN SHOWS 8% PROJECTED INCREASE
REPAIRS	$6,681.00	$8,750.00	PROJECTED COLUMN SHOWS $1,250/UNIT PROJECTED COST
SUPPLIES	$3,506.00	$4,200.00	PROJECTED COLUMN SHOWS $600/UNIT PROJECTED COST
UTILITIES	$9,121.00	$9,851.00	PROJECTED COLUMN SHOWS 8% PROJECTED INCREASE
LICENSES	$1,117.00	$1,120.00	PROJECTED COLUMN SHOWS $160/UNIT PROJECTED COST
CLEANING	$4,226.00	$5,250.00	PROJECTED COLUMN SHOWS $750/UNIT PROJECTED COST
MANAGEMENT (3%)	$4,692.00	$5,574.00	3% MANAGEMENT COST HAS BEEN ADDED TO CURRENT AND PROJECTED COLUMNS
MISCELLANEOUS	$955.00	$500.00	PROJECTED COLUMN SHOWS ESTIMATED COST
CAPITAL RESERVE	$500.00	$500.00	BOTH COLUMNS SHOW PRORATED COST OF 20-YEAR ROOF
NET OPERATING INCOME	$95,150.00	$119,027.00	

@ $2,100,000	4.5% CAP RATE	5.7% CAP RATE
($300,000/UNIT)	13.2 GRM	11.1 GRM

IN ADDITION TO CURRENT EXPENSES, OWNER SPENT $9,608 FOR CAPITAL IMPROVEMENTS IN 2025

RENT ROLL

810-A	2 BR/1 BA	$1,895.00	$2,300.00
810-B	2 BR/1 BA	$1,795.00	$2,300.00
810-C	2 BR/1 BA	$1,895.00	$2,300.00
810-D	2 BR/1 BA	$2,000.00	$2,300.00
812-A	STUDIO	$1,395.00	$1,475.00
812-B	1 BR/1 BA	$1,595.00	$1,850.00
812-C	3 BR/2 BA	$2,500.00	$3,000.00

ACCURACY OF ABOVE INFORMATION IS NOT WARRANTED. BUYER IS RESPONSIBLE FOR CONDUCTING ITS OWN INSPECTIONS OF THE PROPERTY, ITS CONDITION AND ITS BOOKS AND RECORDS.