

19453-19455 Strathern St & 8002-8004 Shirley Ave, Reseda, CA 91335

Summary	Current	Proposed Financing		
Price	\$ 2,550,000.00	First Loan Amt.	60%	\$ 1,530,000.00
Down Payment	\$ 1,020,000.00	Second Loan Amount		
Number of Units	4	Down Payment %	40%	\$ 1,020,000.00
Cost per Unit	\$ 637,500.00	Annual Payment (P&I) - 1st	5.25%	(\$101,384.60)
Capitalization Rate	5.12%	Annual Payment (P&I) - 2nd		
Current GRM	13.3	Monthly Payment (P&I) - 1st		(\$8,448.72)
Approx. Age	1 Years	Term - (1st Loan)	360	
Approx. Lot Size	9,881.00	Term - (2nd Loan)		
Approx. RSF	4,256.00	Annual IO (1st Year)		\$ (80,325.00)
Cost per Net RSF	\$ 599.15	Monthly IO (1st Year)		\$ (6,693.75)

Estimated Annualized Operating Data

	Current Rates	%	Est. Market Rents	%
Potential Gross Income (PGI)	\$ 192,000.00		\$ 192,000.00	
Less Vacancy Rate *	3,840.00	2%	\$ 3,840.00	2%
Effective Gross Income (EGI)	188,160.00		\$ 188,160.00	
Operating Expenses *	\$ 57,600.19	30%	\$ 57,600.19	30%
Net Operating Income (NOI)	130,559.81		\$ 130,559.81	
Less: Debt Service	(\$101,384.60)		(\$101,384.60)	
Pre-Tax Cash Flow **	29,175.21	3%	\$ 29,175.21	3%
Plus Principal Reduction	\$ -	0%	\$ -	0%
Total Return Before Tax **	29,175.21	3%	\$ 29,175.21	3%

* As a percent of Scheduled Gross Income

** As a percent of Down Payment

Potential Gross Income

Operating Expenses

Breakup		Current Rents		Market Rents		Proforma Analysis	
Unit Mix	Bdrms Baths	Mthly Avg Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	Utilities Paid by Tenant Electricity and Gas	
4	3+2.5	\$ 4,000.00	\$ 16,000.00	\$4,000.00	\$ 16,000.00	New Property Taxes	\$ 30,278.19
		#DIV/0!			\$ -	Insurance	\$ 5,500.00
		#DIV/0!			\$ -	Repairs/Maintenance	\$ 5,000.00
					\$ -	Pest Control	\$ 900.00
					\$ -	Landscaping	\$ -
					\$ -	Water & Electricity	\$ 7,500.00
					\$ -	Gas	\$ -
					\$ 16,000.00	HCIDLA	\$ 1,500.00
					\$ 192,000.00	Lic/Fees/Permits	\$ 500.00

Property Highlights

Tax Rate Area:	16
Property Tax	1.187%
Year Built:	2025
APN:	2654-008-051



Proforma

						Total Expenses	\$ 57,600.19
						Per Net Sq. Ft	\$ 13.53
						Expenses Per Unit	\$ 14,400.05

Ash Joshi

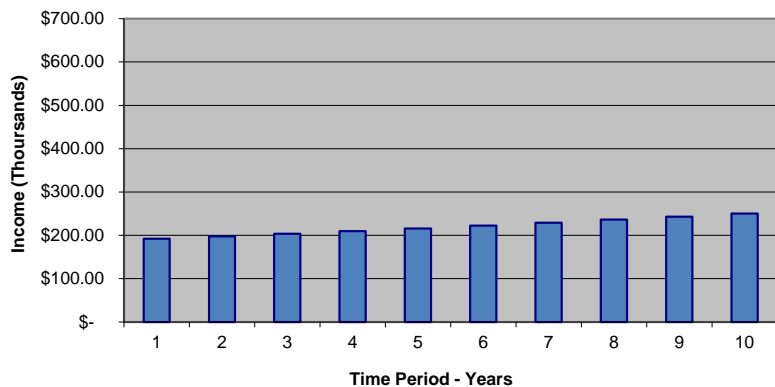
Capital Realty Solutions Inc.

14852 Ventura Blvd., Ste # 112, Sherman Oaks, CA 91403

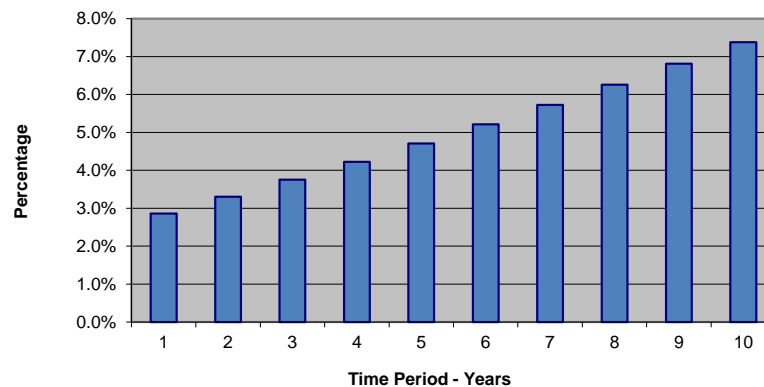
O: (818) 501-9898 C: (818) 458-6065 F: (818) 856-4111

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and shall bear all risk for inaccuracies

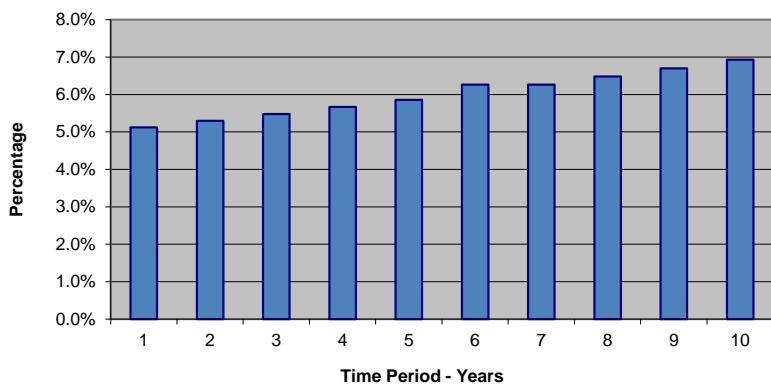
Potential Gross Income Projection



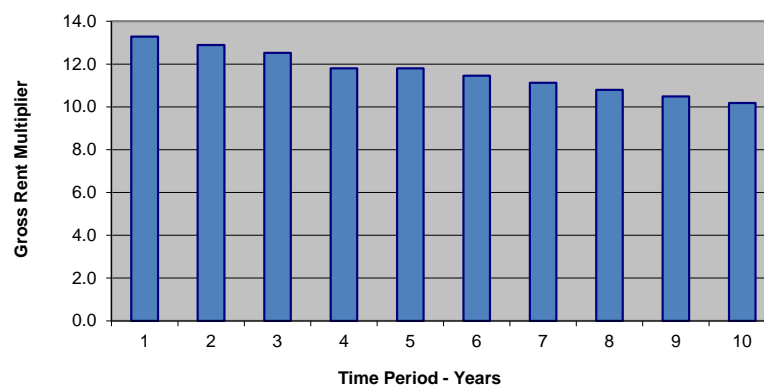
Cash-on-Cash Return



Capitalization Rate



Gross Rent Multiplier



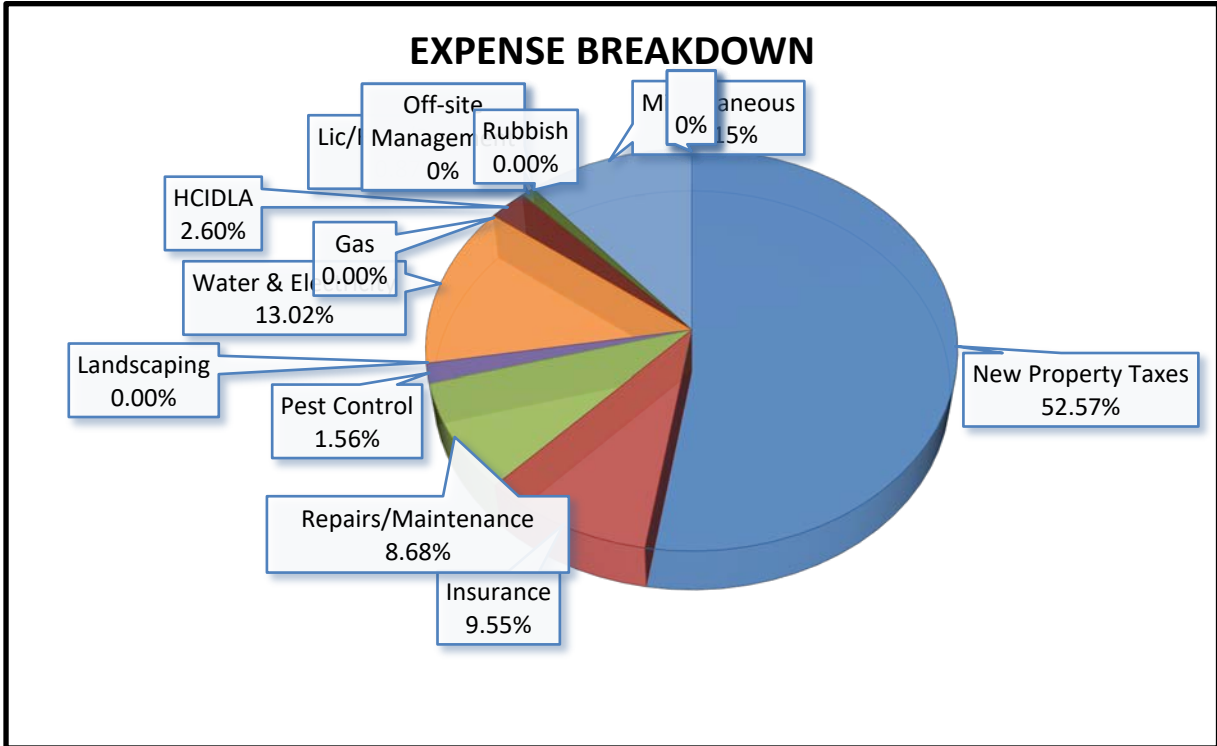
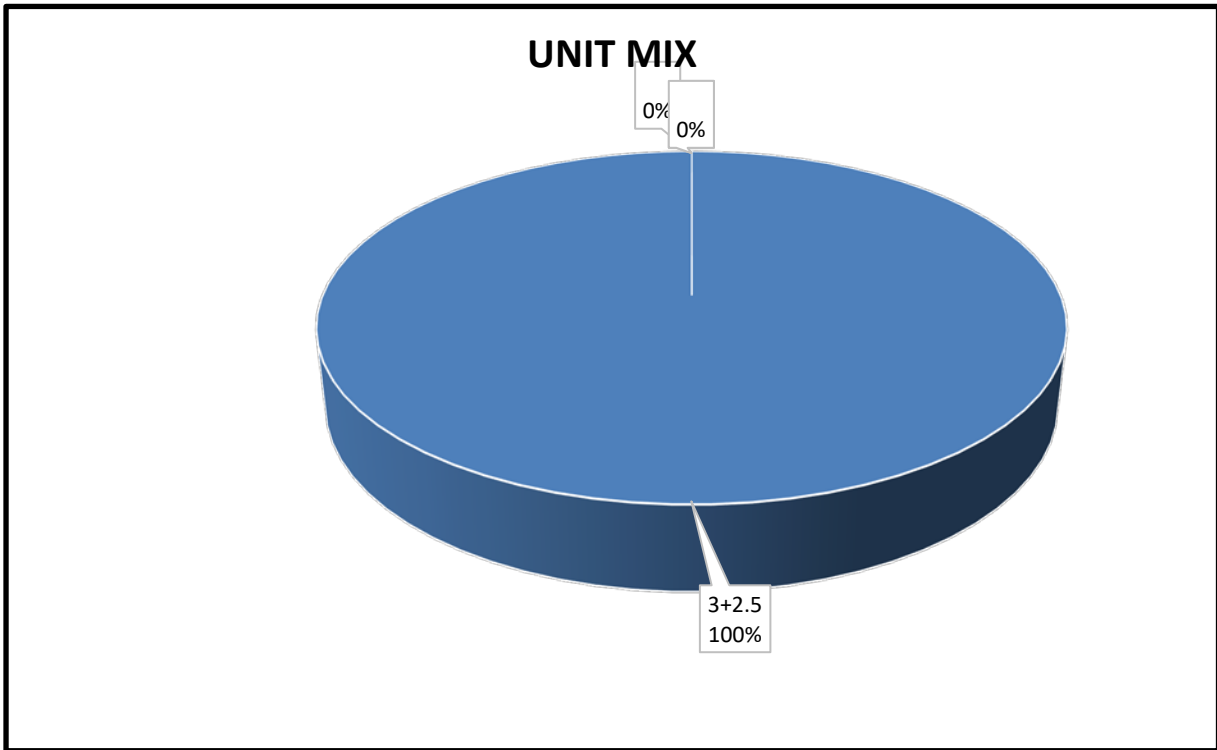
Ash Joshi

Capital Realty Solutions Inc.

14852 Ventura Blvd., Ste # 112, Sherman Oaks, CA 91403

O: (818) 501-9898 C: (818) 458-6065 F: (818) 856-4111

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and shall bear all risk for inaccuracies



Ash Joshi

Capital Realty Solutions Inc.

14852 Ventura Blvd., Ste # 112, Sherman Oaks, CA 91403

O: (818) 501-9898 C: (818) 458-6065 F: (818) 856-4111

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and shall bear all risk for inaccuracies