

FINANCIAL ANALYSIS

| PRICING | | | FINANCING | | | THE ASSET | |
|------------|-------------|--------|---------------|-----|-------------|------------|--------------|
| Price | \$2,100,000 | | Down | 40% | \$840,000 | Units | 5 |
| Price/Unit | \$420,000 | | Loan | 60% | \$1,260,000 | Year Built | 2022 |
| Price/SF | \$399.77 | | Ammort Years | | 30 | Gross SF | 5,253 |
| GRM | 12.69 | 10.61 | Interest Rate | | 5.48% | Lot SF | 7,618 |
| Cap | 4.33% | 5.70% | Payments | | (\$7,134) | APN | 5219-003-023 |
| | Current | Market | | | | | |

MONTHLY RENT SCHEDULE

| | # of Units | Type | Estimated SF | Avg. Current | Rent/SF | Current Total | Market | Rent/SF | Market Total |
|---|------------|-------------------------------|--------------|--------------|---------|---------------|---------|---------|--------------|
| 1 | 1 | Unit 1-2/1 | 985 | \$2,650 | \$2.69 | \$2,650 | \$3,400 | \$3.45 | \$3,400 |
| 2 | 1 | Unit 2-1/1 | 900 | \$2,100 | \$2.33 | \$2,100 | \$2,200 | \$2.44 | \$2,200 |
| 3 | 1 | Unit 3-1/1 | 900 | \$2,050 | \$2.28 | \$2,050 | \$2,200 | \$2.44 | \$2,200 |
| 4 | 1 | Unit 4-2/1 | 1,100 | \$2,700 | \$2.45 | \$2,700 | \$3,400 | \$3.09 | \$3,400 |
| 5 | 1 | Unit 5-3/2 | 1,368 | \$3,500 | \$2.56 | \$3,500 | \$4,500 | \$3.29 | \$4,500 |
| | 2 | | | | | \$13,000 | | | \$15,700 |
| | | Other Income (Laundry, Misc.) | | | | \$789 | | | \$789 |

| ANNUALIZED INCOME | | | Current | Market |
|------------------------|--|----|-----------|--------------|
| Gross Potential Rent | | | \$165,468 | \$197,868 |
| Less Vacancy | | 3% | (\$4,964) | 3% (\$5,936) |
| Scheduled Gross Income | | | \$160,504 | \$191,932 |

| ANNUALIZED EXPENSES | | | Current | Market |
|---------------------|--|-------------|----------|----------|
| 1 | Real Estate Taxes | 1.250000% | \$26,250 | \$26,250 |
| 2 | Direct Assessments | | | |
| 3 | Insurance | | \$4,128 | \$4,128 |
| 4 | Utilities | | \$15,694 | \$15,694 |
| 5 | Expense Fire | | \$2,333 | \$2,333 |
| 6 | Expense Miscellaneous Expense | | \$904 | \$904 |
| 7 | Expense Gardening | | \$1,200 | \$1,200 |
| 8 | Expense Fee | | \$155 | \$155 |
| 9 | Expense Manager Fee, Franchise Tax, etc. | | \$6,123 | \$6,123 |
| 10 | Expense | | | |
| 11 | Expense | | | |
| 12 | Expense | | | |
| 13 | Expense | | | |
| 14 | Expense | | | |
| 15 | Management | 7% of SGI | \$11,235 | \$13,435 |
| 16 | Repairs & Maint. | 1% of SGI | \$1,605 | \$1,919 |
| 17 | Reserves | /Unit /Year | \$0 | \$0 |
| | Total Expenses | | \$69,627 | \$72,142 |
| | Expenses/Unit | | \$13,925 | \$14,428 |
| | Expenses/SF | | \$13.25 | \$13.73 |
| | % of EGI | | 43.38% | 37.59% |

| RETURN | | | Current | Market |
|--------------|--|--|------------|------------|
| NOI | | | \$90,877 | \$119,790 |
| Less Debt | | | (\$85,613) | (\$85,613) |
| Cashflow | | | \$5,264 | \$34,178 |
| Cash on Cash | | | 0.63% | 4.07% |