3522-3536 EAST BROADWAY/223 LOMA AVENUE, LONG BEACH, CA—FINANCIAL INDICATORS

	CURRENT	PROJECTED	
SCHEDULED GROSS INCOME	$206,640.00	$247,200.00	
VACANCY RESERVE (2%)	$4,133.00	$4,944.00	
GROSS OPERATING INCOME	$202,507.00	$242,256.00	
TOTAL EXPENSES	$89,344.00	$96,669.00	
PROPERTY TAXES	$29,953.00	$29,953.00	BOTH COLUMNS SHOW BUYER'S NEW TAXES
INSURANCE	$19,333.00	$20,880.00	PROJECTED COLUMN SHOWS 8% PROJECTED INCREASE
REPAIRS	$9,115.00	$14,400.00	PROJECTED COLUMN SHOWS $1,000/UNIT PROJECTED COST
SUPPLIES	$10,423.00	$8,400.00	PROJECTED COLUMN SHOWS $500/UNIT PROJECTED COST
UTILITIES	$6,254.00	$4,013.00	PROJECTED COLUMN SHOWS 8% PROJECTED INCREASE
LICENSES	$1,574.00	$1,560.00	PROJECTED COLUMN SHOWS $130/UNIT PROJECTED COST
CLEANING	$5,305.00	$9,195.00	PROJECTED COLUMN SHOWS $500/UNIT PROJECTED COST
MANAGEMENT (3%)	$6,075.00	$7,268.00	3% MANAGEMENT COST HAS BEEN ADDED TO CURRENT AND PROJECTED COLUMNS
MISCELLANEOUS	$812.00	$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	$113,163.00	$145,587.00	

@ $2,400,000	4.7% CAP RATE	6.1% CAP RATE
($200,000/UNIT)	11.6 GRM	9.7 GRM

IN ADDITION TO CURRENT EXPENSES, OWNER SPENT $13,818 FOR CAPITAL IMPROVEMENTS IN 2025

RENT ROLL

3522	STUDIO	$1,295.00	$1,600.00	
3524	1 BR/1 BA	$1,300.00	$1,800.00	
3526	1 BR/1 BA	$1,695.00	$1,800.00	
3528	1 BR/1 BA	$1,495.00	$1,800.00	
3530	STUDIO	$1,050.00	$1,600.00	
3532	STUDIO	$1,600.00	$1,600.00	VACANT
3534	STUDIO	$1,350.00	$1,600.00	
3536	STUDIO	$1,350.00	$1,600.00	
223-A	1 BR/1 BA	$1,300.00	$1,800.00	
223-B	1 BR/1 BA	$1,495.00	$1,800.00	
223-C	1 BR/1 BA	$1,595.00	$1,800.00	
223-D	1 BR/1 BA	$1,695.00	$1,800.00	

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.