4340-4058 EAST 4TH STREET, LONG BEACH, CA—FINANCIAL INDICATORS

	CURRENT	PROJECTED	
SCHEDULED GROSS INCOME	$200,520.00	$226,800.00	
VACANCY RESERVE (2%)	$4,010.00	$4,536.00	
GROSS OPERATING INCOME	$196,510.00	$222,264.00	
TOTAL EXPENSES	$79,568.00	$82,584.00	
PROPERTY TAXES	$29,217.00	$29,217.00	BOTH COLUMNS SHOW BUYER'S NEW TAXES
INSURANCE	$15,759.00	$17,019.00	PROJECTED COLUMN SHOWS 8% PROJECTED INCREASE
REPAIRS	$9,274.00	$12,000.00	PROJECTED COLUMN SHOWS $1,000/UNIT PROJECTED COST
SUPPLIES	$4,994.00	$7,000.00	PROJECTED COLUMN SHOWS $500/UNIT PROJECTED COST
UTILITIES	$9,021.00	$9,743.00	PROJECTED COLUMN SHOWS 8% PROJECTED INCREASE
LICENSES	$1,041.00	$1,300.00	PROJECTED COLUMN SHOWS $130/UNIT PROJECTED COST
CLEANING	$2,537.00	$2,638.00	PROJECTED COLUMN SHOWS 4% PROJECTED INCREASE
MANAGEMENT (3%)	$5,895.00	$6,667.00	3% MANAGEMENT COST HAS BEEN ADDED TO CURRENT AND PROJECTED COLUMNS
MISCELLANEOUS	$1,330.00	$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	$116,942.00	$139,680.00	

@ $$2,150,000	5.4% CAP RATE	6.5% CAP RATE
($215,000/UNIT)	10.7 GRM	9.5 GRM

RENT ROLL

4340	1 BR/1 BA	$1,695.00	$1,800.00
4342	1 BR/1 BA	$1,600.00	$1,800.00
4344	1 BR/1 BA	$1,495.00	$1,800.00
4346	1 BR/1 BA	$1,495.00	$1,800.00
4348	1 BR/1 BA	$1,495.00	$1,800.00
4350	1 BR/1 BA	$1,495.00	$1,800.00
4352	1 BR/1 BA	$1,495.00	$1,800.00
4354	1 BR/1 BA	$1,695.00	$1,800.00
4356	1 BR/1 BA	$1,695.00	$1,800.00
4358	COMM.	$2,550.00	$2,700.00

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.