140-142 N Pass Ave, Burbank,CA

ESTIMATE

REAL ESTATE INVESTMENT ANALYSIS — 1/9/2026 (Page 1 of 6)

Purchase Price:		2,200,000		
Down Payment:		550,000	25%	
Interest Rate on Loan:		5.250	% p.a.	FIX FOR 5 YEARS — 30 years amortization
Term of Loan:		30	yrs.	
Improvement Ratio:		50	%	%age of building to total property value
No. Yrs. of Depreciation:		29	yrs. Straightline for residential.	39.5 years for commercial.
Project Gross Income		147,331		New Rental increase by 10.00%
Vacancy/Collection losses:		3.00%	%	
(Annual Operating Expenses)		0		
Property taxes :	1.20%	26,400	Base on purchase price	
Insurance:		12,700		
Electricity:		0		
Gas:		180		
Water:-Common Area		2,000		
Trash:		1,800		
Security Guard personal		0.00	% of income	
Maintenance		0.00%	% of income	
Trash		0		
Manangement		0	4.00%	
Legal and professional fee		1,800	0	
Pest control		300		
Landscape		1,200		
License/Permit		1,100		
Miscellenous		40		
Annual Increase of Income:		8.00	%	Negoitating
Annual Increase of Expenses:		2%	%	p.a.
Annual Appreciation Rate:		3.00	%	p.a.
Investor's Tax Bracket:		25.00	%	
Capital Gain Tax Rate:		32.10	%	This varies depending on the tax payer.
CGT Rate on Recaptured Depr		25.00	%	
Expected Capital Improvements		0		
Approx. Buying Costs:		1.25	%	of total
Approx. Sales Costs:		5.00	%	of total

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RESULTS

ACQUISITION DATA			LOAN DATA		DEPRECIATION				
Price	2,200,000		Interest %	$ 0.05	Land	50%	1,100,000		
Dn. Pymt.	550,000	25.00%	No. Yrs.	$ 30.00	Improvem	50%	1,127,500	Cap Rate	4.34%
Loan Amt	1,650,000		Mo. P & I	$ 9,111.36	No. Yrs.	29			
Buy Costs	27,500		Yr. P & I	$109,336.33	Yr. Depr.	38,879			
Cap Impr.	0		Mo. Interest o	$ 7,218.75					
			Yr. Interest on	$86,625.00					

ANNUAL OPERATING INCOME		Yr.1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Increase in income-Minim	8.00%		8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Expected Gross Income		147,331	159,117	171,847	185,595	200,442	216,478	233,796	252,499	272,699	294,515
less Vacancy/Collection lc	3.00%	4,420	4,774	5,155	5,568	6,013	6,494	7,014	7,575	8,181	8,835
EFFECTIVE GROSS INCOME		142,911	154,344	166,691	180,027	194,429	209,983	226,782	244,924	264,518	285,680
(EGI)											
ANNUAL OPERATING EXPENSES		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
(Increase in expenses)	2%		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Property Taxes	1.20%	26,400	26,928	27,467	28,016	28,576	29,148	29,731	30,325	30,932	31,550
Insurance	0	12,700	12,954	13,213	13,477	13,747	14,022	14,302	14,588	14,880	15,178
Electricity		0	0	0	0	0	0	0	0	0	0
Gas		180	184	187	191	195	199	203	207	211	215
Water-Common Area	2,000	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390
Trash		1,800	1,836	1,873	1,910	1,948	1,987	2,027	2,068	2,109	2,151
Pest control	0	300	306	312	318	325	331	338	345	351	359
Seurity guard	0.00%	0	0	0	0	0	0	0	0	0	0
Repairs/Maintenance	0.00%	0	0	0	0	0	0	0	0	0	0
Landscape		1,200	1,224	1,248	1,273	1,299	1,325	1,351	1,378	1,406	1,434
Legal and Professional Fees		1,800	1,836	1,873	1,910	1,948	1,987	2,027	2,068	2,109	2,151
License-fees		1,100	1,122	1,144	1,167	1,191	1,214	1,239	1,264	1,289	1,315
Management	0.00%	0	0	0	0	0	0	0	0	0	0
Bank Charge		0	0	0	0	0	0	0	0	0	0
Miscellenous		40	40	40	40	40	40	40	40	40	40
TOTAL OPERATING EXPENSES		47,480	48,430	49,398	50,386	51,394	52,422	53,470	54,540	55,630	56,743
Op. Expenses as % of income		33.22%	31.38%	29.63%	27.99%	26.43%	24.96%	23.58%	22.27%	21.03%	19.86%
NET OPERATING INCOME		95,431	105,914	117,293	129,641	143,035	157,561	173,312	190,385	208,888	228,937
										(Page 3 of 6)	
CASH FLOW (BEFORE TAXES)		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Net Operating Income		95,431	105,914	117,293	129,641	143,035	157,561	173,312	190,385	208,888	228,937
-Yrly. P & I		**86,625**	**86,625**	**86,625**	**86,625**	**86,625**	109,336	109,336	109,336	109,336	109,336
CASH FLOW (BEFORE TAXES)		**$ 8,806**	19,289	30,668	43,016	56,410	48,225	63,975	81,049	99,552	119,601
TAX BENEFIT		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Net Operating Income		95,431	105,914	117,293	129,641	143,035	157,561	173,312	190,385	208,888	228,937
-Annual Interest		86,625	86,625	86,625	86,625	86,625	-50,430	77,478	75,765	73,959	72,056
-Annual Depreciation		38,879	38,879	38,879	38,879	38,879	38,879	38,879	38,879	38,879	38,879
Taxable Income		-30,073	-19,590	-8,211	4,136	17,531	169,112	56,954	75,741	96,050	118,001
x Investor's Tax Bracket	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
TAX BENEFIT		7,518	4,897	2,053	-1,034	-4,383	-42,278	-14,239	-18,935	-24,012	-29,500

MORTGAGE PRINCIPAL REDUCTIO	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Start of Yr. Balance	1,650,000	1,650,000	1,650,000	1,650,000	1,650,000	1,650,000	1,490,234	1,458,376	1,424,804	1,389,427
-End of Yr. Balance	1,650,000	1,650,000	1,650,000	1,650,000	1,650,000	1,490,234	1,458,376	1,424,804	1,389,427	1,352,147
TOTAL PRINCIPAL REDUCTION	0	0	0	0	0	159,766	31,858	33,572	35,377	37,280

PROPERTY APPRECIATION		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
(Increase)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Start of Year Value		2,200,000	2,266,000	2,333,980	2,403,999	2,476,119	2,550,403	2,626,915	2,705,723	2,786,894	2,870,501
End of Year Value		2,266,000	2,333,980	2,403,999	2,476,119	2,550,403	2,626,915	2,705,723	2,786,894	2,870,501	2,956,616
TOTAL ANNUAL APPRECIATION		66,000	67,980	70,019	72,120	74,284	76,512	78,807	81,172	83,607	86,115

FINANCIAL ANALYSIS

RETURN ON INITIAL EQUITY (Assume Initial Equity = Down Payment + Capital Improvement)

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Cash Flow (Before Taxes)	8,806	19,289	30,668	43,016	56,410	48,225	63,975	81,049	99,552	119,601
Tax Benefit	7,518	4,897	2,053	-1,034	-4,383	-42,278	-14,239	-18,935	-24,012	-29,500
Debt Reduction	0	0	0	0	0	159,766	31,858	33,572	35,377	37,280
Appreciation	66,000	67,980	70,019	72,120	74,284	76,512	78,807	81,172	83,607	86,115
$ RETURN ON INITIAL EQUITY	82,324	92,167	102,740	114,102	126,311	242,225	160,403	176,857	194,523	213,495
INITIAL EQUITY:										
Down Payment	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000
Capital Improvement	0	0	0	0	0	0	0	0	0	0
TOTAL INITIAL EQUITY	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000
% RETURN ON INITIAL EQUITY	**14.97%**	**16.76%**	**18.68%**	**20.75%**	**22.97%**	**44.04%**	**29.16%**	**32.16%**	**35.37%**	**38.82%**

RETURN ON TOTAL EQUITY (Assume Total Equity = Start of Year Value - Start of Year Loan Balance)

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Cash Flow (Before Taxes)	8,806	19,289	30,668	43,016	56,410	48,225	63,975	81,049	99,552	119,601
Tax Benefit	7,518	4,897	2,053	-1,034	-4,383	-42,278	-14,239	-18,935	-24,012	-29,500
Debt Reduction	0	0	0	0	0	159,766	31,858	33,572	35,377	37,280
Appreciation	66,000	67,980	70,019	72,120	74,284	76,512	78,807	81,172	83,607	86,115
$ RETURN ON TOTAL EQUITY	82,324	92,167	102,740	114,102	126,311	242,225	160,403	176,857	194,523	213,495

TOTAL EQUITY:

		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Beginning of Year Value inc. Cap. Imp		2,200,000	2,266,000	2,333,980	2,403,999	2,476,119	2,550,403	2,626,915	2,705,723	2,786,894	2,870,501
Begining of Year Balance		1,650,000	1,650,000	1,650,000	1,650,000	1,650,000	1,650,000	1,490,234	1,458,376	1,424,804	1,389,427
TOTAL EQUITY		550,000	616,000	683,980	753,999	826,119	900,403	1,136,681	1,247,347	1,362,090	1,481,074
% RETURN ON TOTAL EQUITY		14.97%	14.96%	15.02%	15.13%	15.29%	26.90%	14.11%	14.18%	14.28%	14.41%

ESTIMATED SALE PROCEEDS (AFTER EXPENSES & TAXES) (page 5 of 6)

		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
ADJUSTED COST BASIS											
Original Basis		2,227,500	2,227,500	2,227,500	2,227,500	2,227,500	2,227,500	2,227,500	2,227,500	2,227,500	2,227,500
+ Capital Improvements`		0	0	0	0	0	0	0	0	0	0
+ Sales Costs	5.00%	113,300	116,699	120,200	123,806	127,520	131,346	135,286	139,345	143,525	147,831
- Accum. Depreciation		38,879	77,759	116,638	155,517	194,397	233,276	272,155	311,034	349,914	388,793
= ADJUSTED COST BASIS		2,301,921	2,266,440	2,231,062	2,195,789	2,160,624	2,125,570	2,090,631	2,055,810	2,021,111	1,986,538
True CAPITAL GAIN											
Sales Price		2,266,000	2,333,980	2,403,999	2,476,119	2,550,403	2,626,915	2,705,723	2,786,894	2,870,501	2,956,616
Non adjusted cost		2,340,800	2,344,199	2,347,700	2,351,306	2,355,020	2,358,846	2,362,786	2,366,845	2,371,025	2,375,331
True Gain or loss		-74,800	-10,219	56,299	124,813	195,383	268,069	342,936	420,049	499,476	581,285
CAPITAL GAIN for tax purposes											
Sales Price		2,266,000	2,333,980	2,403,999	2,476,119	2,550,403	2,626,915	2,705,723	2,786,894	2,870,501	2,956,616
- Adjusted Cost Basis		2,301,921	2,266,440	2,231,062	2,195,789	2,160,624	2,125,570	2,090,631	2,055,810	2,021,111	1,986,538
CAPITAL GAIN (tax purposes)		-35,921	67,540	172,937	280,331	389,779	501,345	615,092	731,084	849,390	970,078
CAPITAL GAIN TAX											
Capital Gain for tax purposes		-35,921	67,540	172,937	280,331	389,779	501,345	615,092	731,084	849,390	970,078
= Tax on Capital Gain			16,159	47,232	78,944	111,317	144,369	178,121	212,595	247,810	283,791
EST. NET SALE PROCEEDS (after tax)											
Sales Price		2,266,000	2,333,980	2,403,999	2,476,119	2,550,403	2,626,915	2,705,723	2,786,894	2,870,501	2,956,616
- Sales Costs		113,300	116,699	120,200	123,806	127,520	131,346	135,286	139,345	143,525	147,831
- Ending Loan Balance		1,650,000	1,650,000	1,650,000	1,650,000	1,650,000	1,490,234	1,458,376	1,424,804	1,389,427	1,352,147
= Proceeds Before Taxes		502,700	567,281	633,799	702,313	772,883	1,005,335	1,112,061	1,222,746	1,337,549	1,456,639
- Capital Gain Tax		0	16,159	47,232	78,944	111,317	144,369	178,121	212,595	247,810	283,791
= EST NET SALE PROCEEDS A/T		**$ 502,700.00**	**551,122**	**586,568**	**623,369**	**661,566**	**860,966**	**933,939**	**1,010,151**	**1,089,739**	**$1,172,847.78**

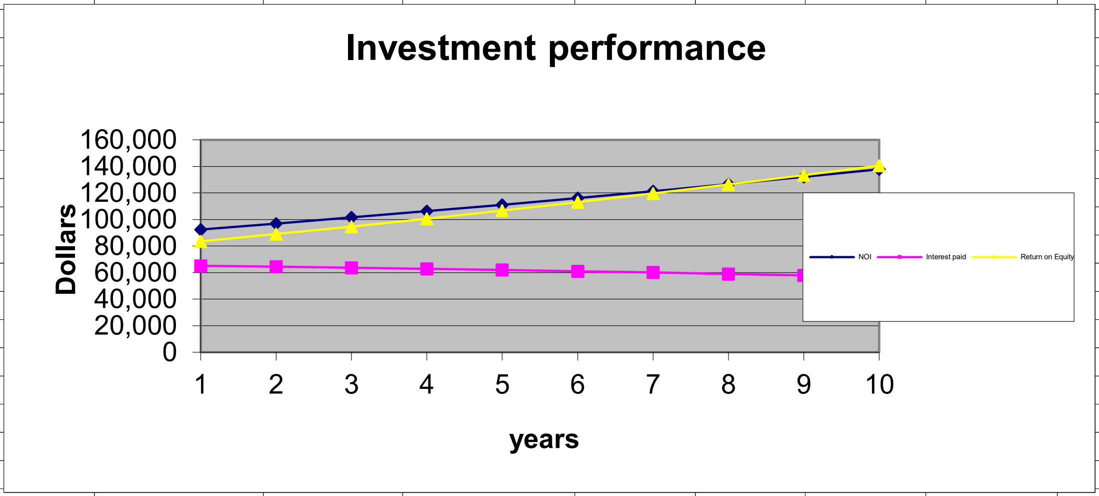
You must hold the property for a year and a day to qualify for long term capital gains tax treatment.

DEBT SERVICE COVERAGE RATIO (DSC) (page 6 of 6)

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Net Operating Income	95,431	105,914	117,293	129,641	143,035	157,561	173,312	190,385	208,888	228,937
÷ Debt Service (Yr. P & I)	86,625	86,625	86,625	86,625	86,625	109,336	109,336	109,336	109,336	109,336
DSC	**1.10**	**1.22**	**1.35**	**1.50**	**1.65**	**1.44**	**1.59**	**1.74**	**1.91**	**2.09**

Prepared For:
Prepared By: Sam nakorn REMAX TOWN CENTER REALTY   Date: 1/9/2026
Property Address:

This report is based on certain assumptions.The projections are estimates only
Anyone using or relying on this report is advised to seek competent legal, financial, or tax advice.



Return on equity includes appreciation, principal reduction and tax benefit.