3940 W 112th St. Inglewood CA 90303 : APN 4033 024 019

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Loan Information

List Price :		$ 1,685,000	LTV		60%
Down Payment:	40%	$ 674,000	Principal		$1,011,000
Number of Units:		7	Interest Rate		5.500%
Cost Per Unit:		$ 240,714	Term		5
Current GRM:		10.97	Amortization		30
Market GRM:		9.22	Annual Pmt	$	68,595
Current CAP:		5.68%	Monthly Pmt	$	5,716
Market CAP:		7.37%	DCR		
Approximate Age:		1988			
Approximate Lot Size:		9,329			
Approximate Net RSF:		5,360			
Cost Per Net RSF:		$ 314.37			

Annualized Operating Data

	Current Rent		Market Rents	
Scheduled Gross Income:	$ 153,624		$ 182,700	
Less: Vacancy Reserve:	$ 5,718	3.00%	$ 6,431	3.00%
Gross Operating Income:	$ 147,906		$ 176,269	
Less: Expenses:	$ 52,150	33.95%	$ 52,150	
Net Operating Income:	$ 95,756		$ 124,119	
Less: Loan Payments:	$ 68,595		$ 68,595	
Pre-Tax Cash Flow:	$ 27,161	4.03%	$ 55,524	8.24%
Plus: Principal Reduction:	$ 13,437		$ 13,437	
Total Return Before Taxes:	$ 40,598	6.02%	$ 68,961	10.23%

Scheduled Income

No. of Units	BDRMS/ BATHS	Avg Rent	Current Rents Monthly Rent/Unit	Current Rents Monthly Income	Market Monthly Rent/Unit	Market Monthly Income
4	1/1	$1,647	$1,530-$1,750	$ 6,595	$ 1,895	$ 7,580
2	2/2	$1,885	$1,850-$1,981	$ 3,800	$ 2,350	$ 4,700
1	3/2	$2,357	$2,357	$ 2,357	$ 2,795	$ 2,795

	Current	Market
Monthly Scheduled Gross Income:	$ 12,752	$ 15,075
Monthly Laundry, Parking, Late Fees Income:	$ 50	$ 150
Annual Scheduled Gross Income:	$ 153,624	$ 182,700

Utilities paid by Tenant: Indiv. Metered, Sep H20
Laundry Room - No Lease / Equiptment - Upside

Annualized Expenses

New Tax Rate	1.320%	$ 21,400
Electric (Exerior Lights)	0.85%	$ 1,300
Water, Sewer	3.97%	$ 6,100
Gas (Laundry Rm Closed)	0.00%	$ -
Trash	3.38%	$ 5,200
Mgmt (On/Off), Cleaning	0.78%	$ 1,200
Maintenance & Repairs	3.42%	$ 5,250
Supplies	0.65%	$ 1,000
Lic**, Legal, Accounting	0.98%	$ 1,500
Pest Control	0.78%	$ 1,200
Insurance	4.23%	$ 6,500
Reserves	0.98%	$ 1,500
Total Expenses	33.95%	**$ 52,150**
Per Net Sq. Ft.		**$ 9.73**
Per Unit		**$ 7,450**

Roof Less than 10 Yrs Old, Copper Plumbing, Decking Replaced 2025, SB721 Compliant, Newly renovated rear patio and gardena area

Huge 14 Car Parking Area (Covered), 2 Spaces Per Unit. Very rate. Walking distance to Sofi Stadium (NFL), Intuit Stadium (NBA), Hollwood Park Casino, The Forum

Tenant pays Gas, Electric and Hot Water. Great Unit mix with 1,2,&3 Bedroom units. Very stable tenant profile.