Rent Roll, GRM & Cap Rate Analysis
6236 Arroyo Glen St.
Los Angeles, CA 90042

Rent-Roll
Year: 2026

Unit #	Bed/Bath	Move-In Date	Last Rent Increase Date	Actual Monthly Rent	Proforma Monthly Rent
1	2/1	3/26/2010	11/1/2025	$ 1,541	$ 2,500
2	1/1	3/7/2013	11/1/2025	$ 1,098	$ 2,100
3	2/1	5/16/2011	11/1/2025	$ 1,290	$ 2,500
4	3/1		Vacant		$ 3,500
Total Gross Monthly Schedule Income:				$ 3,929	$ 10,600
Total Gross Annual Schedule Income:				$ 47,148	$ 127,200
Less: Operating Expense:					
Water & Trash			2,255.92		
Insurance			2,391.74		
Property Tax			7,201.86		
LA City Housing Fee			426.76		
Repair & Maintenance			2,668.00		
Total Annual Operating Expense:				$ 14,944	$ 14,944
Net Operating Income:				$ 32,204	$ 112,256
Actual/Proforma Cap Rate (@$995k):				**3.24%**	**11.28%**
Actual/Proforma GRM (@$995k):				**21.10**	**7.82**

Bonus: The Basement can be rented as a Studio with a Bathroom , which is not included as one of the above unts. (Estimated Additional $1,000 per month)