

Property Name

Address: 644 N Serrano Ave
 City State Zip Los Angeles, CA 90004



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FINANCIAL ANALYSIS

| PRICING | | | FINANCING | | | THE ASSET | |
|------------|-----------|--------|---------------|-----|-----------|------------|--------------|
| Price | \$995,000 | | Down | 30% | \$298,500 | Units | 3 |
| Price/Unit | \$331,667 | | Loan | 70% | \$696,500 | Year Built | 1912 |
| Price/SF | \$520.67 | | Ammort Years | | 30 | Gross SF | 1,911 |
| GRM | 16.05 | 11.36 | Interest Rate | | 7.00% | Lot SF | 5,526 |
| Cap | 4.34% | 6.84% | Payments | | (\$4,634) | APN | 5521-004-005 |
| | Current | Market | | | | | |

MONTHLY RENT SCHEDULE

| | # of Units | Type | Estimated SF | Avg.Current | Rent/SF | Current Total | Market | Rent/SF | Market Total |
|---------------------|-------------------------------|------|--------------|-------------|---------|---------------|---------|---------|--------------|
| 1 | 1 | 3/2 | 900 | \$2,300 | \$2.56 | \$2,300 | \$3,200 | \$3.56 | \$3,200 |
| 2 | 1 | 2/1 | 611 | \$1,540 | \$2.52 | \$1,540 | \$2,600 | \$4.26 | \$2,600 |
| 3 | 1 | 0/1 | 400 | \$1,325 | \$3.31 | \$1,325 | \$1,500 | \$3.75 | \$1,500 |
| | 2 | | | | | \$5,165 | | | \$7,300 |
| | Other Income (Laundry, Misc.) | | | | | | | | |
| ANNUALIZED INCOME | | | | | | Current | Market | | |
| | Gross Potential Rent | | | | | \$61,980 | | | \$87,600 |
| | Less Vacancy | | | | | 3% (\$1,859) | | 3% | (\$2,628) |
| | Scheduled Gross Income | | | | | \$60,121 | | | \$84,972 |
| ANNUALIZED EXPENSES | | | | | | Current | Market | | |
| 1 | Real Estate Taxes | | 1.250000% | | | \$12,438 | | | \$12,438 |
| 2 | Direct Assessments | | | | | | | | |
| 3 | Insurance | | | | | \$4,500 | | | \$4,500 |
| 4 | Utilities | | | | | | | | |
| 5 | Expense | | | | | | | | |
| 6 | Expense | | | | | | | | |
| 7 | Expense | | | | | | | | |
| 8 | Expense | | | | | | | | |
| 9 | Expense | | | | | | | | |
| 10 | Expense | | | | | | | | |
| 11 | Expense | | | | | | | | |
| 12 | Expense | | | | | | | | |
| 13 | Expense | | | | | | | | |
| 14 | Expense | | | | | | | | |
| 15 | Management | | | of SGI | | \$0 | | | \$0 |
| 16 | Repairs & Maint. | | | of SGI | | \$0 | | | \$0 |
| 17 | Reserves | | | /Unit /Year | | \$0 | | | \$0 |
| | Total Expenses | | | | | \$16,938 | | | \$16,938 |
| | Expenses/Unit | | | | | \$5,646 | | | \$5,646 |
| | Expenses/SF | | | | | \$8.86 | | | \$8.86 |
| | % of EGI | | | | | 28.17% | | | 19.93% |
| RETURN | | | | | | Current | Market | | |
| | NOI | | | | | \$43,183 | | | \$68,035 |
| | Less Debt | | | | | (\$55,606) | | | (\$55,606) |
| | Cashflow | | | | | -\$12,423 | | | \$12,429 |
| | Cash on Cash | | | | | -4.16% | | | 4.16% |

