

# Financial Analysis

## LOCATION

Address	1237 W 25th Street
City/State	Los Angeles, CA 90007
APN	5055-016-006
Zoning	LARD1.5

## OVERVIEW

Price	\$4,199,900
Number of Units	4
Number of Bedrooms	19
Number of Bathrooms	16
Year Built	2023
Gross Square Feet	6,500
Lot Size	5,871
Price/Unit	\$1,049,975
Price/SF	\$646.14
Price/SF Lot Size	\$715.36
CAP Rate	6.69%
GRM	12.27
Pre-Tax Cash Flow	4.59%
Market CAP Rate	7.02%
Market GRM	11.55
Market Pre-Tax Cash Flow	5.70%

## ANNUALIZED OPERATING DATA

INCOME	CURRENT	MARKET
Scheduled Gross Income	\$344,100	\$365,400
Expenses	(\$63,324)	(\$63,324)
Net Operating Income	\$280,776	\$294,804

## ANNUAL EXPENSES

Taxes (1.2% of Purchase Price)	\$50,399
Insurance (\$1/sq.ft.)	\$8,125
Cleaning Fee (\$250 per month)	\$3,000
Landscaping (\$150 per month)	\$1,800
LADWP (Tenant Expense)	\$0
Gas & Electricity (Tenant Expense)	\$0
Trash (Tenant Expense)	\$0
Total Expenses	\$63,324

## Rent Roll

# OF UNITS	UNIT TYPE	CURRENT RENT	MONTHLY	MARKET RENT	MONTHLY
1	4+3	\$6,025	\$6,025	\$6,400	\$6,400
1	Studio	\$2,150	\$2,150	\$2,150	\$2,150
1	7+6	\$10,175	\$10,175	\$10,875	\$10,875
1	7+6	\$10,175	\$10,175	\$10,875	\$10,875
Scheduled Rental Income:			\$28,525		\$30,300
Parking Income:			\$150		\$150
Total Monthly Income:			\$28,675		\$30,450
Annual Scheduled Gross Income:			\$344,100		\$365,400