919 N. OXFORD AVE

RENT ROLL AND OPERATING EXPENSE SUMMARY

Confidential | Owner-provided information | 2025 actual, 2026 YTD through July, and illustrative rent upside

PROPERTY SNAPSHOT

List price	$1,495,000	Units	6
Building size	4,578 SF	Lot size	6,280 SF
Occupancy	Fully tenant occupied	Laundry	On-site; income-producing

CURRENT RENT ROLL

Unit	Unit type	Monthly rent	Annualized rent
1	2 bed / 1.5 bath	$800.00	$9,600.00
2	2 bed / 1 bath	$2,195.00	$26,340.00
3	3 bed / 1.5 bath	$1,258.75	$15,105.00
4	2 bed / 1 bath	$1,601.60	$19,219.20
5	1 bed / 1 bath	$1,773.00	$21,276.00
6	1 bed / 1 bath	$1,664.00	$19,968.00
TOTAL	6 units / 11 bedrooms	$9,292.35	$111,508.20

Rent roll notes: All six units are occupied by long-term tenants. Current scheduled apartment rent is $9,292.35 per month ($111,508.20 annualized). Historical 2025 actual income and 2026 YTD collections are presented separately. Laundry income is reported separately and is not included in unit rents.

Owner-reported allocation: Tenants pay electricity, gas, and trash attributable to their respective units. Landlord pays water for the entire property and electricity serving the property/common grounds that is not attributable to individual-unit usage.

POTENTIAL CONSERVATIVE RENT UPSIDE - ILLUSTRATIVE ONLY

The following assumptions are a conservative market-rent illustration based on selected public asking rents in the immediate East Hollywood / 90029 area. They are not current lawful rents, executed lease rates, or amounts represented as immediately collectible.

RENT-INDICATION DISCLAIMER: No representation or warranty, express or implied, is made that any indicated rent can be achieved, when it may be achieved, or under what conditions. All rent indications are illustrative estimates only. Buyer and buyer's representatives must independently investigate, verify, and satisfy themselves regarding lawful rents, market rents, vacancy timing, unit condition, concessions, expenses, and all applicable laws.

Unit	Unit type	Current rent	Conservative market indication	Potential monthly gap
1	2 bed / 1.5 bath	$800.00	$2,450.00	$1,650.00
2	2 bed / 1 bath	$2,195.00	$2,400.00	$205.00
3	3 bed / 1.5 bath	$1,258.75	$2,950.00	$1,691.25
4	2 bed / 1 bath	$1,601.60	$2,400.00	$798.40
5	1 bed / 1 bath	$1,773.00	$1,900.00	$127.00
6	1 bed / 1 bath	$1,664.00	$1,900.00	$236.00
TOTAL	**6 units**	$9,292.35	$14,000.00	$4,707.65

Illustrative metric	Amount	Comment
Current annualized apartment rent roll	$111,508.20	Based on current per-unit rents
Conservative annualized apartment rent indication	$168,000	No vacancy or timing assumption
Potential annual apartment-rent gap	$56,491.80	Approximately $4,707.65 per month
Current rents as a share of conservative indication	66.4%	Approximately 33.6% below indication
Illustrative stabilized gross including 2025 laundry	$169,095.39	Apartment rent plus $1,095.39 laundry income
Illustrative GRM at $1,495,000 list price	8.84x	**Pro forma illustration; not current GRM**

RSO and timing caution: The property was built in 1965 and may be subject to the City of Los Angeles Rent Stabilization Ordinance. LAHD states that RSO generally applies to rental properties built on or before October 1, 1978, and the annual allowable increase remains 3% through June 30, 2027. Future market rents generally depend on lawful turnover or another legally permitted event. No tenant move-out, buyout, rent increase, rehabilitation scope or timing is assumed or guaranteed. Buyer must independently verify property-specific RSO status and all applicable laws.

SELECTED PUBLIC ASKING-RENT REFERENCES - JULY 2026

Asking rents are marketing data only and may include concessions, fees, renovations, parking or amenities that differ from the subject property.

Property	Unit	Public asking rent	Approx. size / condition	Source
1014 N Oxford Ave (Samoa Apts)	1 bed / 1 bath	$1,900	650 SF	Apartments.com
1014 N Oxford Ave (Samoa Apts)	2 bedroom	$2,350	Public floor-plan asking rent	Apartments.com
955 N Oxford Ave	1 bed / 1 bath	$2,195	710 SF; renovated	Apartments.com
955 N Oxford Ave	3 bed / 2 bath	$3,195	1,050 SF; renovated	Apartments.com
1161 N Hobart Blvd	2 bed / 1 bath	$2,650	Updated; community laundry	Apartments.com
966 N Mariposa Ave	3 bed / 2 bath	$3,000	1,100 SF; renovated; parking	Apartments.com

Comparable-rent disclosure: These are selected publicly advertised asking rents observed in July 2026, not closed or executed leases. Availability, pricing, concessions, fees and property condition may change without notice. The selected references are not represented as identical to the subject units. Buyer must independently confirm all comparable data and make its own market-rent determination.

2025 OWNER-REPORTED INCOME & OPERATING EXPENSES

Gross rental income	$111,127.18	2025 owner tax-prep schedule
Laundry / misc. income (WEBB/Wash)	$1,095.39	Owner-confirmed laundry income
TOTAL INCOME	**$112,222.57**	**Gross rent plus laundry income**
Property operating expenses	$53,887.88	Before owner-specific cash items
Property-level balance	**$58,334.69**	**Total income less listed property expenses**

Property operating expense detail

Expense category	2025 amount	Notes
City / RSO / regulatory fees	$786.12	Owner-reported
AAGLA membership	$227.25	Owner-reported
Property taxes	$3,256.92	Owner-reported
Insurance	$6,818.00	Owner-reported
Fire extinguishers	$166.90	Owner-reported
Southern California Gas	$3,152.12	Owner-reported
LADWP	$8,598.57	Owner-reported
Gardener	$5,650.00	Owner-reported
Orkin pest control	$624.00	Owner-reported
Turbo Plumbing	$17,908.00	Owner-reported; includes the $17,000 sewer-line / water-heater project listed below
Electrician	$6,000.00	Owner-reported
Metal gate repair	$700.00	Owner-reported
PROPERTY OPERATING EXPENSE SUBTOTAL	$53,887.88	

Owner-specific cash items

Item	2025 amount	Description
LLC filing	$800.00	Owner/entity cash item
Accounting fees	$1,750.00	Owner cash item
Car payments	$5,626.89	Owner vehicle cash item
OWNER-SPECIFIC SUBTOTAL	**$8,176.89**	
TOTAL OWNER-REPORTED CASH EXPENSES	**$62,064.77**	
OWNER-REPORTED NET INCOME	**$50,157.80**	**Total income less total cash expenses**

2026 YTD OWNER-REPORTED INCOME & OPERATING EXPENSES

Gross rental income - January through July	$65,046.45	Owner cash-flow record
Laundry / misc. income (WEBB/Wash)	$708.16	Owner-provided YTD total
TOTAL YTD INCOME	**$65,754.61**	**Gross rent plus laundry income**
Recorded property operating expenses	$20,691.13	Insurance is not included
Preliminary property-level balance	**$45,063.48**	**Total income less listed property expenses**

Property operating expense detail

Expense category	2026 YTD	Notes
City / RSO / regulatory fees	$786.12	Owner-confirmed YTD total
AAGLA membership	$182.70	YTD
Property taxes	$1,649.26	One payment recorded through July
Southern California Gas	$2,185.89	January through July
LADWP	$4,674.48	January through July
Gardener	$3,150.00	January through July
Orkin pest control	$488.68	January through July
Turbo Plumbing	$7,574.00	Consolidated YTD plumbing expense
Insurance	________________	Amount not yet provided; excluded from subtotal
RECORDED PROPERTY OPERATING EXPENSE SUBTOTAL	$20,691.13	Insurance excluded

Owner-specific cash items

Item	2026 YTD	Description
LLC filing fee	$800.00	Owner/entity cash item
Accounting fees	$1,300.00	Owner cash item
Car payments - YTD	$4,376.47	Seven payments through July
OWNER-SPECIFIC SUBTOTAL	**$6,476.47**	
TOTAL RECORDED YTD CASH EXPENSES	**$27,167.60**	**Insurance excluded**
PRELIMINARY NET YTD CASH FLOW	**$38,587.01**	**Before insurance**

CAPITAL IMPROVEMENTS AND MAJOR WORK

Date	Improvement	Reported cost
11/2014	Replaced all windows and sliding glass doors	$11,843.00
06/2018	New roof	$21,500.00
12/2018	New gutters	$2,500.00
01/2020	Earthquake seismic retrofit	$75,000.00
08/2022	Balcony inspection	$1,300.00
07/2023	Replaced outside / main electrical panel	$4,400.00
2025	Sewer line to street replaced and new water heater installed	$17,000.00
07/2025	Replaced electrical panels in all six apartments	$6,000.00
TOTAL	Total documented capital improvements	$139,543.00

Confidentiality, no warranty and buyer verification: This package is confidential and furnished solely for preliminary evaluation. All information, including rent roll, income, expenses, capital improvements, rental comparables, market-rent indications, projections and calculations, is owner-provided or compiled from public asking-rent sources and is believed reliable, but no representation or warranty, express or implied, is made as to accuracy, completeness, current availability, comparability, legal rent, future rent, vacancy, turnover, operating performance, value or condition. Seller and seller's brokers, agents and representatives disclaim responsibility for errors or omissions and, to the fullest extent permitted by law, shall not be liable for reliance on this package. Each prospective buyer and its agents, advisors, lenders and representatives must independently investigate, verify and satisfy themselves as to all matters affecting the property, including leases, deposits, tenants, lawful rents, RSO status, allowable increases, tenant rights, utilities, income, expenses, taxes, insurance, permits, square footage, zoning, unit condition, improvements, market rents and all projections. No tenant vacancy, buyout, rent increase, market-rate reset or future financial result is represented or guaranteed. This package is not an appraisal, audit, offer, legal opinion, tax opinion or accounting advice. Buyer should consult its own legal, tax, accounting and other professional advisors.