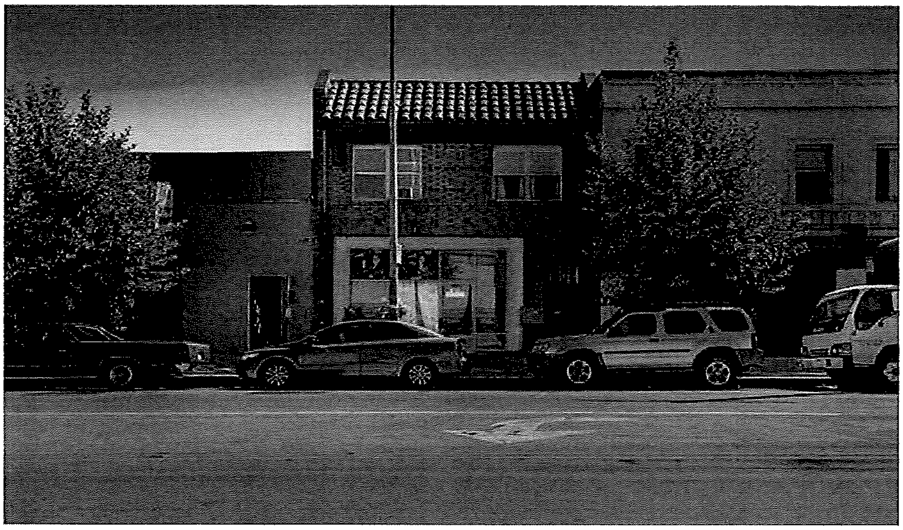
2608 W 54th St
Los Angeles, CA 90043



The above property is used for illustration purposes only and is not for sale
nor are the other properties shown in this sample report.
This space is left for you to add any comments wish about the
property, neighborhood, amenities financing, construction, etc. You might consider
including who pays for utilities, seller motivation, expansion possibilities, etc

Type of Property:	**Apt/Commerci**
Year Built:	**1926**
Number of Units:	**4**
Net Rentable Sq. Ft.:	**3,126**
Purchase Price:	**$1,000,000**
Prepared For:	
Date Report Created:	**1/28/2022**
By:	**Albert Rodriguez**

Century 21 Citrus
626-255-4854

albert@c21citrus.com
626-255-4854 Cell Phone

Type of Property:		Apt/Commercial	
Number of Units:		4	
Net Rentable Sq. Ft.:		3,126	
Purchase Price:		$1,000,000	
Down Payment		$265,000	
Gross Schedule Income		$54,852	$54,852
Vac. and Credit Loss	3.0%	$1,646	$1,646
Gross Operating Income		$53,206	$53,206
Operating Expenses	33.8%	$18,550	$18,550
Net Operating Income		$34,656	$34,656
Loan Payment 1		($42,108)	($42,108)
Loan Payment 2			
Cash Flow		($7,452)	($7,452)
Cash-On-Cash Return		-2.81%	-2.81%
CAP Rate		3.47%	3.47%
Gross Rent Multiplier		18.23	18.23
Cost per Square Foot		$319.90	

Operating Expenses		
Taxes-Property	$11,550	1.16%
Taxes-Payroll		
Insurance	$1,000	
Insurance-Workers Comp		
Utilities-Gas		
Utilities-Electric		
Utilities-Water/Sewer	$4,800	
Services- Trash	$1,200	
Services- Gardener		
Supplies & Misc.		
Advertising		
Repairs & Maintenance		
Pest Control		
Licenses		
Manager-On Site		
Manager-Professional		
Other		
Other		
Other		
Other		
Other		
Assumes % of GSI only		
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Total	$18,550	

Assessed Value of Land	$310,889	69.14%
Assessed Value of Impr.	$138,788	30.86%
Assessed Value of Pers. Prop		

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Information in this report is from sources deemed to be reliable but is not verified. User is responsible for verifying all income, expenses, projections, assumptions and income tax implications.

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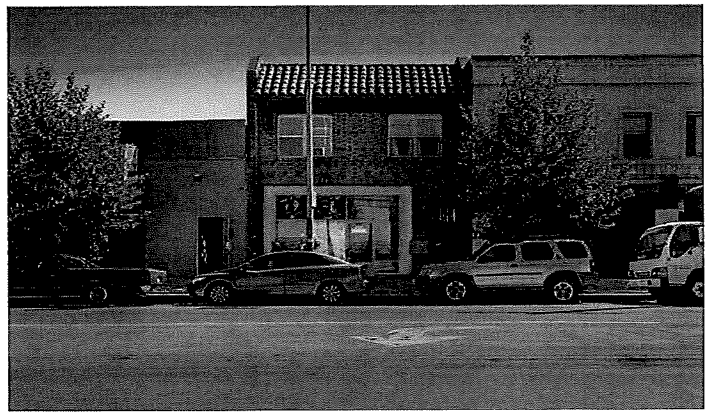

Here you have
a total of
six lines to describe
the picture
you place
in the allocated space above

Sales Price	$1,000,000			
1st Loan	$735,000	4.00%	360	Month Amortization
2nd Loan			-	Due Date in Yrs

Unit No	Description	Rent per Unit	No Of Units	Total Rent
	Unit #1 (2 bed/1 bath)	$1,695	1	$1,695
	Unit #2 (2 bed/1 bath)	$1,065	1	$1,065
	Unit #3 (1 bed/1 bath)	$1,111	1	$1,111
	(1 bath/1 garage) - Commerci	$700	1	$700
See	separate page if property	24 or	more	units

Total Rental Income	$4,571
Other Income	
Grand Total (Annual)	$54,852

Current Rent Roll

Unit Address	Unit Description, Tenant name	Sq. Feet Per Unit	Rent Rate Per Unit	Rent / Sq.Ft.	Qty of Units	Total Rent	Security Deposit
	Unit #1 (2 bed/1 bath)		$1,695		1	$1,695	
	Unit #2 (2 bed/1 bath)		$1,065		1	$1,065	
	Unit #3 (1 bed/1 bath)		$1,111		1	$1,111	
	Unit #4 (1 bath/1 garage) - Commercial Store		$700		1	$700	
	Totals				4	$4,571	
	Other Income						
	Annual					**$54,852**	

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Price Sensitivity Analysis

Assumptions from previous pages

$1,000,000	Target Price		
4	Number of Units	$34,656	Net Operating Income (NOI)
3,126	Square Feet	4.00%	Loan 1 Interest Rate
$54,852	Gross Schedule Income	360	Loan 1 Amortization Period in Months
73.50%	First loan as % of Target Price		Loan 2 Interest Rate
	Second loan as % of Target Price		Loan 2 Amortization Period in Months

Variation from Target	Price	Loan - 1 Amount	Loan - 2 Amount	Down Payment	Debt Service Loan - 1	Debt Service Loan - 2	Year 1 Cash Flow	Cash On Cash
-20.00%	$800,000	$588,000		$212,000	($33,686)	0	$970	0.46%
-17.70%	$823,000	$604,905		$218,095	($34,655)	0	$2	0.00%
-15.00%	$850,000	$624,750		$225,250	($35,792)	0	($1,135)	-0.50%
-12.50%	$875,000	$643,125		$231,875	($36,845)	0	($2,188)	-0.94%
-10.00%	$900,000	$661,500		$238,500	($37,897)	0	($3,241)	-1.36%
-7.50%	$925,000	$679,875		$245,125	($38,950)	0	($4,293)	-1.75%
-5.00%	$950,000	$698,250		$251,750	($40,003)	0	($5,346)	-2.12%
-2.50%	$975,000	$716,625		$258,375	($41,055)	0	($6,399)	-2.48%
Ask Price	$1,000,000	$735,000		$265,000	($42,108)	0	($7,452)	-2.81%
2.50%	$1,025,000	$753,375		$271,625	($43,161)	0	($8,504)	-3.13%
5.00%	$1,050,000	$771,750		$278,250	($44,213)	0	($9,557)	-3.43%
7.50%	$1,075,000	$790,125		$284,875	($45,266)	0	($10,610)	-3.72%
10.00%	$1,100,000	$808,500		$291,500	($46,319)	0	($11,662)	-4.00%
12.50%	$1,125,000	$826,875		$298,125	($47,372)	0	($12,715)	-4.27%
15.00%	$1,150,000	$845,250		$304,750	($48,424)	0	($13,768)	-4.52%
17.70%	$1,177,000	$865,095		$311,905	($49,561)	0	($14,905)	-4.78%
20.00%	$1,200,000	$882,000		$318,000	($50,530)	0	($15,873)	-4.99%

Variation from Target	Price	Price Per Unit	Price Per Sq. Ft.	Cap Rate	Year 1 Cash Flow	Cash On Cash	Gross Rent Multiplier
-20.00%	$800,000	$200,000	$255.92	4.33%	$970	0.46%	14.58
-17.70%	$823,000	$205,750	$263.28	4.21%	$2	0.00%	15.00
-15.00%	$850,000	$212,500	$271.91	4.08%	($1,135)	-0.50%	15.50
-12.50%	$875,000	$218,750	$279.91	3.96%	($2,188)	-0.94%	15.95
-10.00%	$900,000	$225,000	$287.91	3.85%	($3,241)	-1.36%	16.41
-7.50%	$925,000	$231,250	$295.91	3.75%	($4,293)	-1.75%	16.86
-5.00%	$950,000	$237,500	$303.90	3.65%	($5,346)	-2.12%	17.32
-2.50%	$975,000	$243,750	$311.90	3.55%	($6,399)	-2.48%	17.78
Ask Price	$1,000,000	$250,000	$319.90	3.47%	($7,452)	-2.81%	18.23
2.50%	$1,025,000	$256,250	$327.90	3.38%	($8,504)	-3.13%	18.69
5.00%	$1,050,000	$262,500	$335.89	3.30%	($9,557)	-3.43%	19.14
7.50%	$1,075,000	$268,750	$343.89	3.22%	($10,610)	-3.72%	19.60
10.00%	$1,100,000	$275,000	$351.89	3.15%	($11,662)	-4.00%	20.05
12.50%	$1,125,000	$281,250	$359.88	3.08%	($12,715)	-4.27%	20.51
15.00%	$1,150,000	$287,500	$367.88	3.01%	($13,768)	-4.52%	20.97
17.70%	$1,177,000	$294,250	$376.52	2.94%	($14,905)	-4.78%	21.46
20.00%	$1,200,000	$300,000	$383.88	2.89%	($15,873)	-4.99%	21.88

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Four Economic Benefits of Ownership

Owner:

Address: 2608 W 54th St
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3.47% Cap Rate
18.23 Times Gross Factor
$250,000 Cost per Unit

	1	Property Value =	$1,000,000
	2	1st Loan Amount 4.0% Interest 360 Amortization Mos. =	$735,000
	3	2nd Loan Amount Interest Amortization Mos. =	
	4	Equity (Line 1 - Line 2 - Line 3) =	$265,000
Gross & Net Spendable			Tax Shelter & Savings
54,852	5	Gross Income =	
(1,646)	6	Vacancy Factor 3.00% =	
53,206	7	Gross Operating Income (Line 5-Line 6) =	
(18,550)	8	Operating Expenses per yr. (%) or ($) $18,550 =	
34,656	9	Net Operating Income (Line 7-Line 8) =	$34,656
(42,108)	10	Loan Pmts 1st (P+ I) ($3,509.00) per Mo. X 12 =	
	11	Loan Pmts 2nd (P+ I) per Mo. X 12 =	
(7,452)	12	Cash Flow (Line 9 - Line 10 - Line 11) =	
	13	Interest 1st Loan =	($29,164)
	14	Interest 2nd Loan =	
	15	Residential Property - % of Value Depreciable 27.5 yrs =	
	16	Commercial Property - % of Value Depreciable yrs =	
	17	Taxable Income (Line 9- Line 13- Line 14- Line 15 or Line 16) =	$5,492
	18	Buyers Marginal Income tax Bracket =	38%
$2,087	19	Income Taxes (or Savings) (Line 17 X Line 18) =	$2,087
($9,539)	20	Net Spendable (Line 12 - Line 19)	

Summary of Benefits

	21	Cash Flow =	($7,452)
	22	Income Tax Savings =	($2,087)
	23	Principal Reduction =	$12,944
	24	Appreciation @ 3.00%	$30,000
	25	Total Investment Return (Line 21+Line 22+Line 23 +Line 24) =	$33,405
	26	Rate of Return of Equity (Line 25/Line 4 x 100) = (%) =	12.61%

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