

746 Cory Ave., Inglewood, CA 90302 : APN 4017-021-020

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Loan Information

List Price :	\$ 1,850,000	LTV	60%
Down Payment:	40% \$ 740,000	Principal	\$1,110,000
Number of Units:	8	Interest Rate	5.250%
Cost Per Unit:	\$ 231,250	Term	5
Current GRM:	10.94	Amortization	30
Market GRM:	10.07	Annual Pmt	\$ 73,224
Current CAP:	6.05%	Monthly Pmt	\$ 6,102
Market CAP:	6.82%	DCR	
Approximate Age:	1953		
Approximate Lot Size:	9,651		
Approximate Net RSF:	6,170		
Cost Per Net RSF:	\$ 299.84		



Annualized Operating Data

	Rent as of 2/2025		RENT 2/2026 (proforma)	
Scheduled Gross Income:	\$ 169,116		\$ 183,708	
Less: Vacancy Reserve:	\$ 1,691		\$ 2,000	
Gross Operating Income:	\$ 167,425		\$ 181,708	
Less: Expenses:	\$ 55,497	32.82%	\$ 55,497	
Net Operating Income:	\$ 111,928		\$ 126,211	
Less: Loan Payments:	\$ 73,224		\$ 73,224	
Pre-Tax Cash Flow:	\$ 38,704	5.23%	\$ 52,987	7.16%
Plus: Principal Reduction:	\$ 15,323		\$ 15,323	
Total Return Before Taxes:	\$ 54,027	7.30%	\$ 68,310	9.23%



Scheduled Income

No. of Units	BDRMS/ BATHS	Avg Rent	Current Rents		Expected Rent 2026	
			Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
5	1/1	\$1,575	\$1395-\$1595	\$ 7,878	\$ 1,713	\$ 8,565
3	2/1	\$2,005	\$2001-\$2013	\$ 6,015	\$ 2,181	\$ 6,544

Annualized Expenses

New Tax Rate	1.300%	\$ 23,535
Electric (Exerior Lights)	0.36%	\$ 610
Water, Sewer	1.95%	\$ 3,300
Gas (Laundry Room)	0.15%	\$ 250
Trash (in Tax Bill)	2.19%	\$ 3,702
Mgmt (On/Off), Cleaning	3.02%	\$ 5,100
Maintenance & Repairs	4.14%	\$ 7,000
Supplies	1.48%	\$ 2,500
Lic**, Legal, Accounting	0.86%	\$ 1,450
Pest Control	0.44%	\$ 750
Insurance	3.43%	\$ 5,800
Reserves	0.89%	\$ 1,500

Monthly Scheduled Gross Income:	\$ 13,893	\$ 15,109
Monthly Laundry, Parking, Late Fees Income:	\$ 200	\$ 200
Annual Scheduled Gross Income:	\$ 169,116	\$ 183,708
Utilities paid by Tenant: Indiv. Metered, Sep H20 - TBD		
Potential: 8.9% Rent increases annually		

Total Expenses	32.82%	\$ 55,497
Per Net Sq. Ft.		\$ 8.99
Per Unit		\$ 6,937

Upgraded Electrical 2024

Individual Hot Water Heaters**

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