

September 5, 2025

12 Unit Apartment Building
11314 LA MIRADA BLVD
WHITTIER, CA 90604

GROSS ANNUAL INCOME **\$315,984**

GROSS MONTHLY INCOME **\$26,332**

Monthly Recurring Expenses

Property Taxes Existing \$1,144 New \$4,013

Insurance 368

Water 623

Electricity 40

Gas 508

Gardener 200

Rubbish 324

Legal Fees 209

Repairs 769

Fire Extinguisher Service 20

MONTHLY EXPENSES \$7,074

ANNUAL EXPENSES \$84,888

NET MONTHLY INCOME **\$19,258**

NET ANNUAL INCOME **\$231,096**