

# 1020 N. Broad Ave, (Wilmington) Los Angeles, CA 90744 : APN 7423-009-009

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## Investment Summary

## Loan Information

List Price \$	\$ 1,595,000
Down Payment:	50% \$ 787,500
Number of Units:	8
Cost Per Unit:	\$ 199,375
Current GRM:	12.31
Market GRM:	7.51
Current CAP:	4.52%
Market CAP:	9.65%
Approximate Age:	1958
Approximate Lot Size:	8,483
Approximate Net RSF:	6,480
Cost Per Net RSF:	\$ 246.14

LTV	100%
Principal	\$787,500
Interest Rate	5.750%
Term	5
Amortization	30
Annual Pmt	\$ 54,908
Monthly Pmt	\$ 4,575



## Annualized Operating Data

	Current Rents (2/2026)		Market Rents*	
Scheduled Gross Income:	\$ 129,540		\$ 212,520	
Less: Vacancy Reserve:	\$ 1,000		\$ 2,250	
Gross Operating Income:	\$ 128,540		\$ 210,270	
Less: Expenses:	\$ 56,410	43.55%	\$ 56,410	
<b>Net Operating Income:</b>	<b>\$ 72,130</b>		<b>\$ 153,860</b>	
Less: Loan Payments:	\$ 54,908		\$ 54,908	
Pre-Tax Cash Flow:	\$ 17,222	2.19%	\$ 98,952	12.57%
Plus: Principal Reduction:	\$ 9,885		\$ 9,885	
<b>Total Return Before Taxes:</b>	<b>\$ 27,107</b>	<b>3.44%</b>	<b>\$ 108,837</b>	<b>13.82%</b>



## Scheduled Income

No. of Units	BDRMS/ BATHS	Est Sq Ft Per Unit	Current Rents (As of 2/1/2026)		Market Rents*	
			Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
8	2/1	\$1011-\$2000	\$ 10,645	\$ 10,645	\$ 2,195	\$ 17,560

\* Market Rents achievable upon turn over of tenancy. Subject to LA City Rent Control

## Annualized Expenses

New Tax Rate	1.270%	\$ 20,256
Insurance	5.79%	\$ 7,500
Water, Sewer, Elec-DWP	8.28%	\$ 10,721
Gas ( So Cal Gas)	1.78%	\$ 2,306
Business Lic	1.70%	\$ 2,200
Manager (Not Required)	0.00%	
Trash	4.19%	\$ 5,427
Maintenance & Supplies	3.86%	\$ 5,000
Lic, Legal, Accounting	0.58%	\$ 750
Pest & Landscape, Misc	1.16%	\$ 1,500
Reserves	0.58%	\$ 750

Monthly Scheduled Gross Income: \$ 10,645

PROFORMA Mnthly Income (Laundry, Etc.): \$ 150

Annual Scheduled Gross Income: \$ 129,540

Utilities paid by Tenant: Gas & Electricity, Central H20

SB 721 Balcony Certification Completed, Laundry Room On Site, 8 On Site Parking

Tremendous Upside in rents on turn over.. Offered for Sale Substantially BELOW cost of Replacement

Total Expenses	43.55%	\$ 56,410
Per Net Sq. Ft.		\$ 8.71
Per Unit		\$ 7,051

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