

19453-19455 Strathern St & 8002-8004 Shirley Ave, Reseda, CA 91335

Summary		Current	Proposed Financing		
Price	\$	2,495,000.00	First Loan Amt.	60%	\$ 1,497,000.00
Down Payment	\$	998,000.00	Second Loan Amount		
Number of Units		4	Down Payment %	40%	\$ 998,000.00
Cost per Unit	\$	623,750.00	Annual Payment (P&I) - 1st	6.00%	(\$107,703.26)
Capitalization Rate		4.76%	Annual Payment (P&I) - 2nd		
Current GRM		14.4	Monthly Payment (P&I) - 1st		(\$8,975.27)
Approx. Age		1 Years	Term - (1st Loan)	360	
Approx. Lot Size		9,881.00	Term - (2nd Loan)		
Approx. RSF		4,256.00	Annual IO (1st Year)		\$ (89,820.00)
Cost per Net RSF	\$	586.23	Monthly IO (1st Year)		\$ (7,485.00)

Estimated Annualized Operating Data

	Current Rates		%	Est. Market Rents	%
Potential Gross Income (PGI)	\$	172,800.00		\$ 192,000.00	
Less Vacancy Rate *		3,456.00	2%	\$ 3,840.00	2%
Effective Gross Income (EGI)		169,344.00		\$ 188,160.00	
Operating Expenses *	\$	50,525.13	29%	\$ 50,525.13	26%
Net Operating Income (NOI)		118,818.87		\$ 137,634.87	
Less: Debt Service		(\$107,703.26)		(\$107,703.26)	
Pre-Tax Cash Flow **		11,115.61	1%	\$ 29,931.61	3%
Plus Principal Reduction	\$	-	0%	\$ -	0%
Total Return Before Tax **		11,115.61	1%	\$ 29,931.61	3%

* As a percent of Scheduled Gross Income

** As a percent of Down Payment

Potential Gross Income

Operating Expenses

Breakup		Current Rents		Market Rents		Proforma Analysis	
Unit Mix	Bdrms Baths	Mthly Avg Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	Utilities Paid by Tenant Electricity and Gas	
4	3+2.5	\$ 3,600.00	\$ 14,400.00	\$4,000.00	\$ 16,000.00	New Property Taxes	\$ 29,625.13
		#DIV/0!			\$ -	Insurance	\$ 5,500.00
		#DIV/0!			\$ -	Repairs/Maintenance	\$ 3,500.00
					\$ -	Pest Control	\$ 900.00
					\$ -	Landscaping	\$ -
					\$ 16,000.00	Water & Electricity	\$ 6,000.00
					\$ -	Gas	\$ -
					\$ 16,000.00	HCIDLA	\$ 1,500.00
					\$ 192,000.00	Lic/Fees/Permits	\$ 500.00

Property Highlights

Tax Rate Area:	16
Property Tax	1.187%
Year Built:	2025
APN:	2654-008-051



Proforma Analysis

						On-site Management	
						Off-site Management	
						Rubbish	\$ -
						Miscellaneous	\$ 3,000.00
						Total Expenses	\$ 50,525.13
						Per Net Sq. Ft	\$ 11.87
						Expenses Per Unit	\$ 12,631.28

Ash Joshi

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14852 Ventura Blvd., Ste # 112, Sherman Oaks, CA 91403

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Purchase Price	\$	2,495,000.00		Annual Rate of Rent Increase	3%
Down Payment	\$	998,000.00	40%	Annual Increase in Expenses	2%
				Vacancy Rates	2%

Unit Mix	Bdrms Baths	Mthly Avg Rent/Unit	Subtotal \$/month	\$/Year 2 2027	\$/Year 3 2028	\$/Year 4 2029	\$/Year 5 2030	\$/Year 6 2031	\$/Year 7 2032	\$/Year 8 2033	\$/Year 9 2034	\$/Year 10 2035
4	3+2.5	3,600.00	14,400.00	14,832.00	15,276.96	15,735.27	16,207.33	16,693.55	17,194.35	17,710.18	18,241.49	18,788.73
0	0	#DIV/0!	-	-	-	-	-	-	-	-	-	-
0	0	#DIV/0!	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-

Laundry Income	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Monthly Potential Gross Income	\$	14,400.00	\$	14,832.00	\$	15,276.96	\$	15,735.27	\$	16,207.33	\$	16,693.55	\$	17,194.35
Annual Potential Gross Income	\$	172,800.00	\$	177,984.00	\$	183,323.52	\$	188,823.23	\$	194,487.92	\$	200,322.56	\$	206,332.24

Potential Gross Income (PGI)	\$	172,800.00	\$	177,984.00	\$	183,323.52	\$	188,823.23	\$	194,487.92	\$	200,322.56	\$	206,332.24	\$	212,522.20	\$	218,897.87	\$	225,464.81
Less Vacancy Rate *	\$	3,456.00	\$	3,559.68	\$	3,666.47	\$	3,776.46	\$	3,889.76	\$	4,006.45	\$	4,126.64	\$	4,250.44	\$	4,377.96	\$	4,509.30
Effective Gross Income (EGI)	\$	169,344.00	\$	174,424.32	\$	179,657.05	\$	185,046.76	\$	190,598.16	\$	196,316.11	\$	202,205.59	\$	208,271.76	\$	214,519.91	\$	220,955.51
Operating Expenses *	\$	50,525.13	\$	51,535.63	\$	52,566.35	\$	53,617.67	\$	54,690.03	\$	55,783.83	\$	56,899.50	\$	58,037.49	\$	59,198.24	\$	60,382.21
Net Operating Income (NOI)	\$	118,818.87	\$	122,888.69	\$	127,090.70	\$	131,429.09	\$	135,908.14	\$	140,532.28	\$	145,306.09	\$	150,234.27	\$	155,321.67	\$	160,573.30
Less: Debt Service	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)	\$(107,703.26)
Pre-Tax Cash Flow **	\$	11,115.61	\$	15,185.43	\$	19,387.45	\$	23,725.83	\$	28,204.88	\$	32,829.03	\$	37,602.83	\$	42,531.01	\$	47,618.41	\$	52,870.05

* As a percent of Scheduled Gross Income

** As a percent of Down Payment

Gross Rent Multiplier *	14.4	14.0	13.6	12.8	12.8	12.5	12.1	11.7	11.4	11.1
Capitalization Rate *	4.8%	4.9%	5.1%	5.3%	5.4%	5.8%	5.8%	6.0%	6.2%	6.4%
Cash-on-Cash Return **	1.1%	1.5%	1.9%	2.4%	2.8%	3.3%	3.8%	4.3%	4.8%	5.3%

* As a percent of Purchase Price

** As a percent of Down Payment

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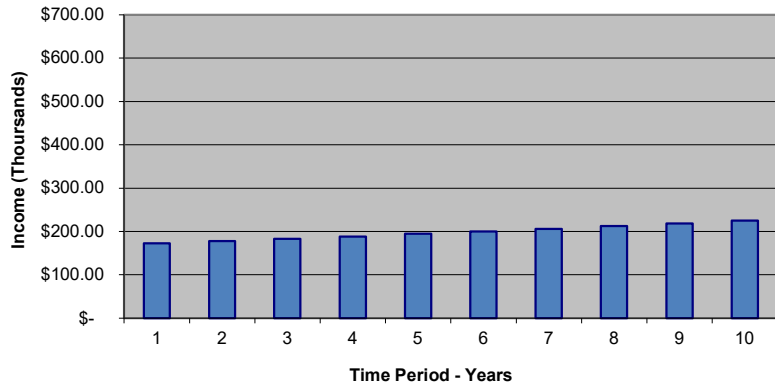
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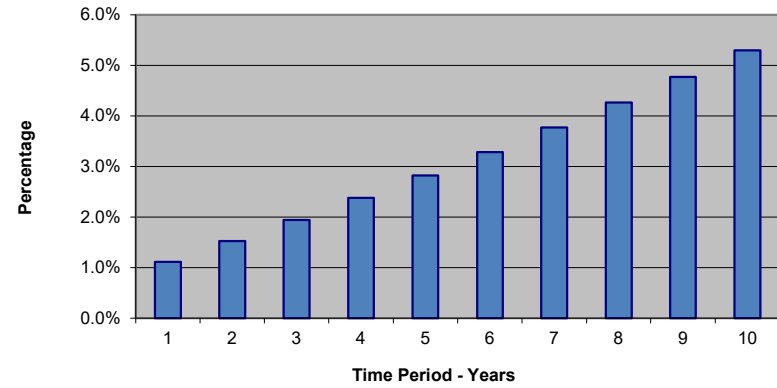
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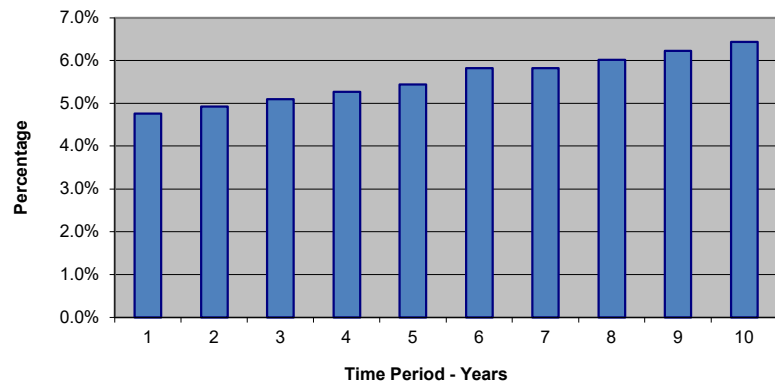
Potential Gross Income Projection



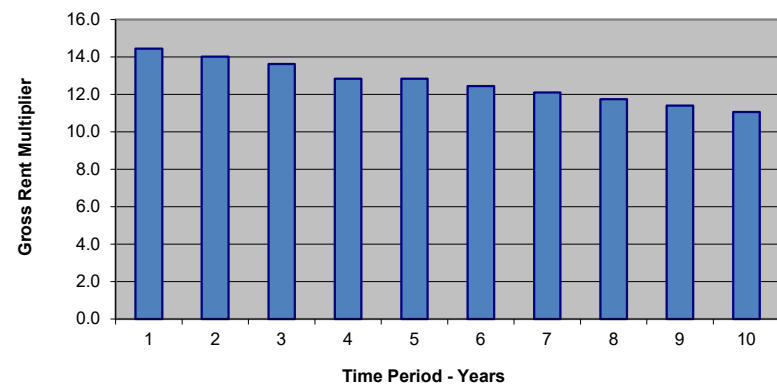
Cash-on-Cash Return



Capitalization Rate



Gross Rent Multiplier



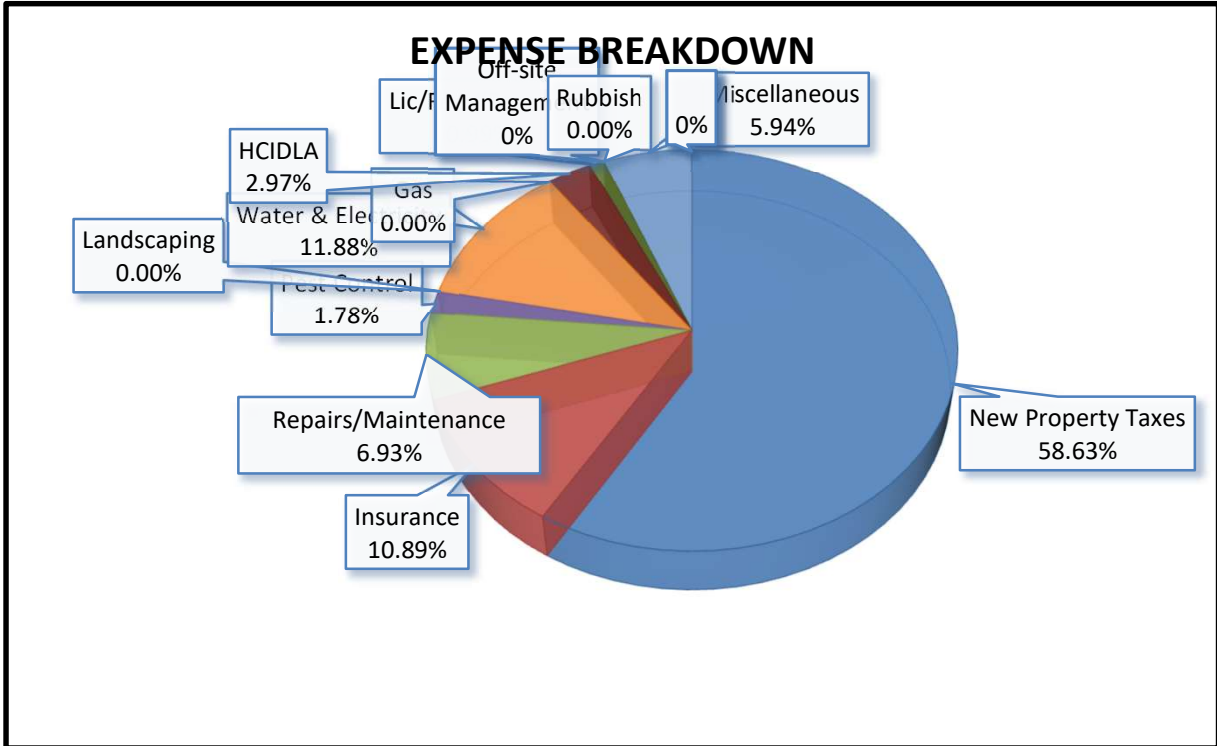
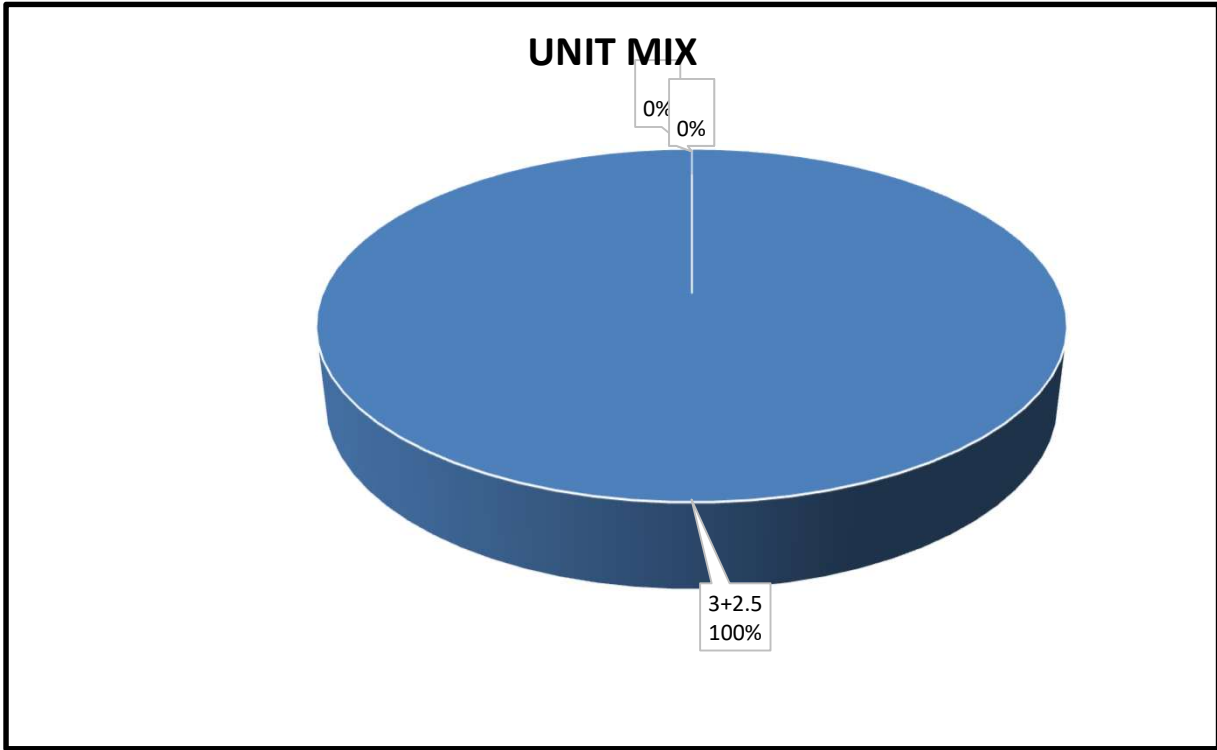
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