

## MULTI-FAMILY INVESTMENT SUMMARY

### PRICING SUMMARY

<b>Listed Price:</b>	<b>\$3,250,000</b>
Down Payment: 30%	\$975,000
<b>Price per Unit:</b>	<b>\$650,000</b>
<b>Price per SF:</b>	<b>\$590.69</b>
Price per SF Lot Size:	\$625.12

### PROPERTY DESCRIPTION

<b>Property</b>	<b>1269 W. 36th St.</b>	<b>No. Units:</b>	<b>5</b>
<b>Address:</b>	<b>Los Angeles CA, 90007</b>	<b>Gross S</b>	<b>5,502</b>
<b>APN:</b>	<b>5040-006-012</b>	<b>Lot Size</b>	<b>5,199</b>
<b>Zoning:</b>	<b>LARD1.5</b>	<b>Year Built:</b>	<b>2024</b>

### INVESTMENT VALUATION

<b>Current GRM:</b>	<b>11.57</b>
<b>Current CAP:</b>	<b>6.41%</b>
<b>Current Pre-Tax Cash Flow %:</b>	<b>4.57%</b>
Market GRM:	10.66
Market CAP:	6.98%
Market Pre-Tax Cash Flow:	6.48%

### PROPOSED FINANCING TERMS

<b>Loan Amount:</b>	<b>\$2,275,000</b>
<b>Term (Amortization):</b>	<b>5 Years Fixed (30)</b>
<b>Interest Rate:</b>	<b>6.00%</b>
<b>Monthly Payment:</b>	<b>\$13,640</b>
<b>Yearly Payment:</b>	<b>\$163,677</b>
<b>Debt Coverage Ratio (DCR):</b>	<b>1.27</b>

### ANNUALIZED OPERATING DATA

	<b>CURRENT</b>		<b>MARKET</b>
<b>Scheduled Gross Income:</b>	<b>\$282,420</b>		<b>\$310,200</b>
Less Vacancy Rate Reserve:	<b>\$0</b>	0%	<b>\$9,144</b>
Gross Operating Income:	\$282,420		\$301,056
Less Expenses:	<b>\$74,201</b>	26%	<b>\$74,201</b>
<b>Net Operating Income:</b>	<b>\$208,219</b>		<b>\$226,855</b>
Less Loan Payments:	<b>\$163,677</b>		<b>\$163,677</b>
<b>Pre-Tax Cash Flow:</b>	<b>\$44,542</b>	<b>4.6%</b>	<b>\$63,178</b>
Plus Principal Reduction:	\$27,878		\$27,878
<b>Total Return Before Taxes:</b>	<b>\$72,420</b>	<b>7.4%</b>	<b>\$91,056</b>
			<b>9.3%</b>

### SCHEDULED INCOME

### ANNUAL EXPENSES

		<b>CURRENT</b>		<b>Market</b>			
# of	Unit	Average	Monthly	Average	Monthly		
<u>Units</u>	<u>Type</u>	Rent	Totals	Rent	Totals		
<b>3</b>	<b>3+3</b>	\$4,500	<b>\$13,500</b>	\$4,800	<b>\$14,400</b>	Taxes (1.25% x Sales Price)	\$40,625 55%
<b>1</b>	<b>5+5</b>	\$6,310	<b>\$6,310</b>	\$7,000	<b>\$7,000</b>	Insurance (1.5/SF)	\$8,253 11%
<b>1</b>	<b>2+2</b>	\$3,600	<b>\$3,600</b>	\$4,000	<b>\$4,000</b>	Repairs & Maintenance(Projected)	\$1,250 2%
						Landscaping (\$150 per month)	\$1,800 2%
						Total Utilities (\$1,150/month)	\$13,800 19%
						Management Fee (3% of SGI)	\$8,473 11%

<b>Scheduled Rental Income:</b>	<b>\$23,410</b>	<b>\$25,400</b>		
<b>Laundry Income:</b>	<b>\$0</b>	<b>\$0</b>	<b>Total:</b>	<b>\$74,201 100%</b>
<b>Parking Income:</b>	<b>\$125</b>	<b>\$450</b>	<b>Per Gross SF:</b>	<b>\$13.49</b>
<b>Total Monthly Income:</b>	<b>\$23,535</b>	<b>\$25,850</b>	<b>Per Unit:</b>	<b>\$14,840</b>
<b>Annual Scheduled Gross Inco</b>	<b>\$282,420</b>	<b>\$310,200</b>	<b>% of SGI:</b>	<b>26.27%</b>