

"A.P.O.D." (Annual Property Operating Datasheet)

PALYO TRUST

1926 and 1928 253rd Pl, Lomita, CA 90717

Wednesday, July 17, 2024

1. SUMMARY of Investment		
Price: (Purchase) (All-in)	\$ 1,099,000	\$ 1,099,000
Down Payment: (%) (\$)	30%	\$ 329,700
No. Units & Cost/Unit	2	\$ 549,500
GRM: (Current) (Market)	21.86	18.69
Cap Rate: (Current) (Market)	2.32%	3.08%
Year Built & Lot Size	1962	5,136
Rentable SF & Cost per SF	2,032	\$ 541/SF
Rent \$/SF: (Current) (Market)	\$ 2.06/SF	\$ 2.41/SF
DCR: (Current) (Market)	0.43	0.56

4. VALUES using "Targets"		
Target CAP at Current NOI	5.00%	\$ 510,742
Target CAP at Proforma NOI	5.50%	\$ 614,573
Target GRM at Current GSI	13.00	\$ 653,640
Target GRM at Proforma GSI	13.00	\$ 764,400

5. ASSUMPTIONS, First 3 years	
Vacancy Rate (projected)	4.85%
Income Increases (projected)	5.00%
Expenses Increase (projected)	4.00%
Appreciation Rate (projected)	1.60%

6. LOAN Information	
Principal	\$ 769,300
Interest Rate	6.75%
Amortization Period (Mos)	360
Term (Mos)	360
Debt Service (P&I) - Annual	\$ 59,876
Debt Service (P&I) - Monthly	\$ 4,990

2. INCOME - Current & Market				
No. of Units	Beds / Baths	Apx. S.F.	CURRENT	MARKET
			Monthly Rent/Unit	Monthly Rent/Unit
1	3 bed / 2 bath	1,150	\$ 2,395	\$ 2,700
1	2 bed / 1 bath	882	\$ 1,795	\$ 2,200
2	<< TOTALS >>	2,032	\$ 4,190	\$ 4,900
	Laundry	---	\$ -	\$ -
	Other (ie, garage)	---	\$ -	\$ -
	Monthly Income (Total)		\$ 4,190	\$ 4,900

3. EXPENSE Categories	Monthly	Annual
Gardening/Landscaping	\$ 55	\$ 660
Insurance	\$ 175	\$ 2,100
Licenses/permits	\$ 25	\$ 300
Prop. Mangt (On & Off-site)	0.00%	\$ -
Property Taxes	1.15%	\$ 12,639
Repair/Maint (Excl. turnover)	2.00%	\$ 1,176
Tax Prep/filing/entity (LLC) fee	\$ 25	\$ 300
Pest Control Contract/work	\$ 35	\$ 420
Turnovers/yr X cost/Unit	\$ 200	\$ 2,400
UTIL: Electric	\$ -	\$ -
UTIL: Gas	\$ -	\$ -
UTIL: Sewer, Trash, water	\$ 255	\$ 3,060
UTIL:	\$ -	\$ -
UTIL:	\$ -	\$ -
Other 1 - Fire Extinguishers	\$ 15	\$ 180
Other 2 -	\$ -	\$ -
Other 3 -	\$ -	\$ -
Other 4 -	\$ -	\$ -
Other 5 -	\$ -	\$ -
Annual Expense (Total)		\$ 23,235

7. ANNUAL Operations	CURRENT		MARKET (EOY 1)		8. PROFIT	IRR
Gross Scheduled Income (GSI)	\$ 50,280		\$ 58,800		EOY 2	\$ (54,908) -9.91% -5.82%
- Vacancy	(\$1,508)	3.00%	(\$1,764)	3.00%	EOY 4	\$ (44,236) -3.93% -2.35%
= Gross Operating Income (GOI)	\$ 48,772		\$ 57,036		EOY 6	\$ (19,747) -1.37% -0.54%
- Operating Expenses (Market)	(\$23,235)	46.21%	(23,235)	39.51%	EOY 8	\$ 20,117 0.24% 0.66%
= Net Operating Income (NOI)	\$ 25,537		\$ 33,802		EOY 10	\$ 77,090 1.41% 1.56%
- Debt Service (Principal & Interest)	(\$59,876)		(\$59,876)		EOY 12	\$ 153,108 2.33% 2.30%
= Spendable, Pre-tax Cash Flow	\$ (34,339)	-10.42%	\$ (26,074)	-7.91%	EOY 14	\$ 250,332 3.10% 2.96%
+ Principal Paydown	8,199		8,199		EOY 16	\$ 371,170 3.74% 3.54%
= Cash Flow plus Principal Paydown	\$ (26,140)	-7.93%	\$ (17,876)	-5.42%	EOY 18	\$ 518,313 4.30% 4.04%
					EOY 20	\$ 694,765 4.79% 4.47%

NOTE 1:

NOTE 2:

NOTE 3:

NOTE 4:

THIS INFORMATION IS FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS, EXPRESSED OR IMPLIED. BUYER MUST VERIFY ALL INFORMATION AND ASSUMPTIONS, AND BUYER BEARS ALL RISK FOR INACCURACIES.