

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

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Investment Summary

Loan Information

List Price \$		\$ 1,495,000
Down Payment:	50%	\$ 747,500
Number of Units:		8
Cost Per Unit:		\$ 186,875
Current GRM:		11.47
Market GRM:		7.03
Current CAP:		5.04%
Market CAP:		10.46%
Approximate Age:		1958
Approximate Lot Size:		8,483
Approximate Net RSF:		6,480
Cost Per Net RSF:		\$ 230.71

LTV	100%
Principal	\$747,500
Interest Rate	5.250%
Term	5
Amortization	30
Annual Pmt	\$ 49,532
Monthly Pmt	\$ 4,128



- Priced below replacement cost
- Rent controlled Property
- All 2 Bedrooms units
- Upgraded Electrical Panels
- New Roof 2020, Warranted

Annualized Operating Data

	Current Rents (2/2026)		Market Rents*	
Scheduled Gross Income:	\$ 130,308		\$ 212,520	
Less: Vacancy Reserve:	\$ 1,000		\$ 2,250	
Gross Operating Income:	\$ 129,308		\$ 210,270	
Less: Expenses:	\$ 53,890	41.36%	\$ 53,890	
Net Operating Income:	\$ 75,418		\$ 156,380	
Less: Loan Payments:	\$ 49,532		\$ 49,532	
Pre-Tax Cash Flow:	\$ 25,886	3.46%	\$ 106,848	14.29%
Plus: Principal Reduction:	\$ 10,540		\$ 10,540	
Total Return Before Taxes:	\$ 36,426	4.87%	\$ 117,388	15.70%



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-\$2095	\$ 10,709	\$ 17,560	\$ 2,195	\$ 17,560

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

Monthly Scheduled Gross Income:	\$ 10,709	\$ 17,560
PROFORMA Mnthly Income (Laundry, Etc.):	\$ 150	\$ 150
Annual Scheduled Gross Income:	\$ 130,308	\$ 212,520

Utilities paid by Tenant: Gas & Electricity, Central H2O

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

Annualized Expenses

New Tax Rate	1.270%	\$ 18,986
Insurance	5.37%	\$ 7,000
Water, Sewer, Elec-DWP	8.23%	\$ 10,721
Gas (So Cal Gas)	1.77%	\$ 2,306
Business Lic	1.69%	\$ 2,200
Manager (Not Required)	0.00%	
Trash	4.16%	\$ 5,427
Maintenance & Supplies	3.45%	\$ 4,500
Lic, Legal, Accounting	0.58%	\$ 750
Pest & Landscape, Misc	0.96%	\$ 1,250
Reserves	0.58%	\$ 750

Total Expenses	41.36%	\$ 53,890
Per Net Sq. Ft.		\$ 8.32
Per Unit		\$ 6,736

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