

FINANCIAL INDICATOR			UNIT MIX	CURRENT					MARKET						
Price		\$3,700,000													
Down Payment		\$1,295,000		#of Unit			Avg.	Avg.	Monthly				Avg.	Monthly	Loss-to-
Current CAP		5.83%	UNIT Type	Units Size	Renta	Range	Rent	Rent/SF	Income	Rental	Range	Avg. Rent	Rent/SF	Income	Lease
Market CAP		6.12%	4 Bed / 2.5 Bath (Front)	2 1560	\$4,100	- \$4,100	\$4,100	\$2.63	\$8,200	\$4,265 -	\$4,265	\$4,265	\$2.73	\$8,530	0.0%
Price/Unit		616,667	3 Bed / 3 Bath (Middle)	2 1360	\$3,650	- \$3,650	\$3,650	\$2.68	\$7,300	\$3,800 -	\$3,800	\$3,800	\$2.79	\$7,600	0.0%
Price/Gross SF		\$416.62	4 Bed / 4 Bath (Rear)	2 1520	\$4,200	- \$4,200	\$4,200	\$2.76	\$8,400	\$4,370 -	\$4,370	\$4,370	\$2.88	\$8,740	0.0%
Current GRM		12.90													
Market GRM		12.40													
BUILDING DATA															
No. of Units		6	Totals/Weighted Averages	6					\$23,900					\$24,870	0.0%
Year Built		2024					ANN	UAL CURRENT	\$286,800				ANNUAL MARKET	\$298,440	
Lot Size SF		8,479													
Zoning	RD1.5-1		ANNUALIZED OPERATING DATA		CURRENT	ENT MARKET		MARKET	ANNUALIZED OPERATING EXPENSES				CURRENT	MARKET	
Building SF	*EST	8,881	Market Rent		\$286,800			\$298,440	Fixed Exper	nses					
Garage SF	*EST	1,879	Gain (Loss)-to-Lease	0.0%	\$0			\$0	Real Est	eal Estate Taxes			1.174%	\$43,438	\$43,438
APN's	5128-011-005		Gross Potential Rental Income		\$286,800	\$298,440		Direct Assessments			Per Assesor				
Rent Stabilization Ordinance No			Less: Vacancy	5.0%	-\$14,340		5.0%	6 -\$14,922	Insurar	nce (\$/SF)			\$0.70	\$7,532	\$7,532
			Less: Non-Revenue Units	0.0%	\$0		0.0%	6 \$0	Reserve	es		(0%	\$0	\$0
FINANCING (Proposed)			Less: Bad Debt	0.0%	\$0		0.0%	6 \$0							
Loan Amount		\$2,405,000	Less: Concessions	0.0%	\$0		0.0%	6 \$0	Variable Ex	penses					
Loan Contraint	LTC Constrained		Total Rental Income		\$272,460			\$283,518	Utilities					\$0	\$0
Loan-to-Value	\$2,405,000.00	0 65%	Other Income		\$0			\$0	Gas					\$0	\$0
Interest Rate		5.85%	RUBS Income		\$0			\$0	Trash					\$0	\$0
Amortization (Years) 30		Parking Income		\$0	\$0		Contract Services (Gardening)			(Once Per Month	\$480	\$480		
DSCR Constraint	OSCR Constraint 1.25		Laundry Income		\$0	\$0		Repairs & Maintenance			2%	\$5,449	\$5,670		
Annual Payment	\$140,693		Effective Gross Income		\$272,460			\$283,518	\$283,518 Turnov					\$0	\$0
Monthly Payment	\$11,724		Less: Expenses		-\$56,899	-\$56,899		-\$57,120							
DSCR (actual)	1.53		Net Operating Income		\$215,561			\$226,398	Total Exper	rses				\$56,899	\$57,120
			NOI Margin	NOI Margin			80%		% of EGI				20.88%	20.15%	
			Less: Debt Service (I/O)		\$140,693			\$140,693	Expens	es/Unit				\$9,483	\$9,520
			Pre-Tax Cash Flow		\$74,868			\$85,705	Expens	es/Gross SF				\$6.41	\$6.43

Broker/Agent does not guarantee the accuracy of square footage, lot size of other information concerning the condition of features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that infomation through personal inspection with appropriate licensed professionals. If your home is currently listed with another broker, this is not intended to solicit that listing. CalDRE 01941825