

Amberwood Real Estate Inc.

Marvin

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11060 Artesia Blvd. Ste G Cerritos CA. 90703



Annual Property Operating Data

Date:	8/20/2025
Prepared by:	Marvin
Project Name	Pine OM
Project Address	2219 Pine Ave Long Beach,
Type of Property	
Size of Property	10 units
Purpose of Analysis	

Purchase Price	\$ 2,199,000.00
Plus Acquisition Costs	\$ 17,592.00
Plus Loan Fees/Costs	\$ 33,534.75
Less Mortgages	\$ 1,649,250.00
Equals Initial Investment	\$ 600,876.75

Assesed/Appraised Values		
Land	\$ 167,772.00	8%
Improvements	\$ 827,228.00	38%
Personal Property	\$ -	0%
Total	\$ 995,000.00	45%
Adjusted basis as of:	8/20/2025	

	Balance	Peridic Payment	Pmts/Yr
1st	\$ 1,649,250.00	\$12,101.61	12
2nd	\$ -	\$0.00	12
Down Payment	25%		
Interest:	8.00%	0.00%	
Amortization Period:	360	months	
Loan Term:	30	years	

INCOME			Comments		
Gross Scheduled Rent Income	\$ 195,084.00	100.00%	Unit Numbers	Bed / Baths	Rent
Other Income	\$ -	0.00%	Unit # 1	2/1	\$ 2,200.00
TOTAL GROSS INCOME	\$ 195,084.00	100.00%	Unit # 2	1/1	\$ 1,280.00
VACANCY & CREDIT ALLOWANCE	\$ -	0.00%	Unit # 3	1/1	\$ 1,566.00
GROSS OPERATING INCOME	\$ 195,084.00	100.00%	Unit # 4	1/1	\$ 1,770.00
EXPENSES			Unit # 5	2/1	\$ 2,200.00
Accounting	\$ -	0.00%	Unit # 6	2/1	\$ 1,575.00
Advertising	\$ -	0.00%	Unit # 7	1/1	\$ 1,840.00
Insurance (fire and liability)	\$ 3,298.50	1.69%	Unit # 8	1/1	\$ 1,752.00
Janitorial Service	\$ -	0.00%	Unit # 9	1/1	\$ 1,274.00
Lawn/Snow	\$ -	0.00%	Unit # 10	Room	\$ 500.00
Legal	\$ -	0.00%	Unit # 11		\$ -
Licenses	\$ -	0.00%	Unit # 12		\$ -
Miscellaneous	\$ -	0.00%	Unit # 13		\$ -
Property Management	\$ -	0.00%	Unit # 14		\$ -
Repairs and Maintenance	\$ -	0.00%	Unit # 15		\$ -
Resident Superintendent	\$ -	0.00%	Unit # 16		\$ -
Supplies	\$ -	0.00%	Unit # 17		\$ -
Taxes	\$ -	0.00%	Unit # 18		
Real Estate	\$ 27,487.50	14.09%	Unit # 19		
Personal Property	\$ -	0.00%	Unit # 20		
Payroll		0.00%	Unit # 21		
Other	\$ -	0.00%	Unit # 22	Parking	\$ 100.00
Trash Removal	\$ -	0.00%	Unit # 23	Parking	\$ 100.00
Utilities			Unit # 24	Parking	\$ 100.00
Electricity	\$ 320.00	0.16%	Unit # 25	Parking	\$ -
Fuel Oil	\$ -	0.00%	Unit # 26	Parking	\$ -
Gas	\$ 500.00	0.26%	Unit # 27	Parking	\$ -
Sewer and Water	\$ 250.00	0.13%	Unit # 28	Parking	\$ -
Telephone	\$ -	0.00%	Unit # 29	Parking	\$ -
Pest Control	\$ -	0.00%	Unit # 30	Laundry	\$ -
TOTAL EXPENSES	\$ 31,856.00	16.33%		Total Rents:	\$ 16,257.00
NET OPERATING INCOME	\$ 163,228.00	83.67%			
Less: Annual Debt Service	\$ 145,219.35		7.4%	Cap Rate	
Less: Participation Payments			27.2%	Cash on Cash	
Less: Leasing Commissions			11.27%	Gross Multiplier	
Less: Funded Reserves	\$ 3,630.48				
CASH FLOW BEFORE TAXES	\$ 14,378.17				

Prepared For:

Prepared By: Marvin

not give you Tax or Law advise. The calculations are approximations and are not guaranteed; Interest rates, Points and APR may vary, Use at your own risk and Consult your Accountant or Attorney. Use this table only as a guide, consult your mortgage agent on a case-by-case basis analysis. This is not meant as solicitation if you are already working with a Real Estate Agent or Loan Officer. Equal

Taxes	\$2,290.63
Insurance	\$274.88