Alex	x Sm	nith		Up to date rent	s as of Oct, 2023			
eXp Re	alty of CA							
m: 424-23	34-3940							
alexsmi	th1126@g	gmail.com						
DRE#0	1859768							
		Work Shee	<u></u>					
111001110	Гюропу	Work One.						
Property	y Location	1:	1206 Amethys	t Ave. Redon	do Beach	#units	4	
Price:			\$ 2,150,000.00			23.65	sale price/gros	s income
Down 50%			Cap Rate (higher better):		2.636	net income/sale price		
Schedule	of Monthly	Income:		Proforma CAP	,	5.943116279		•
# of	#	#	month	totals	PROFORMA	lot size	5491	
units	bedrm	baths	rent			Yr Blt	1963	
1	3	2.5	1975	1975	3900	SqFt	4,442	
1	2	1.5	1800	1800	3200			
1	2	1.5	1750	1750	3200			
1	2	1.75	2050	2050	3200			
						A O. C.	4444	
						Avg SF	1111	
					40500	Zoning	RBR-3	
					13500			
Gross Inc	nomo:		other income	7575	Annually	90900		
GIUSS IIIC	Joine.		Monthly	7575	Annually	90900		
					Proforma Annual	162000		
Evnenses	s annually:				Proforma Annual	162000		
Expenses	s annually:	26 875	Trash	1504	Proforma Annual	162000		
Expenses	Taxes	·	Trash	1504	Proforma Annual	162000		
Expenses	Taxes Insurance	1,500	Gardener	1260	Proforma Annual	162000		
Expenses	Taxes Insurance Gas	1,500 0	Gardener Manager		Proforma Annual	162000		
Expenses	Taxes Insurance Gas Electric	1,500 0 984	Gardener Manager Misc.	1260	Proforma Annual	162000		
Expenses	Taxes Insurance Gas	1,500 0	Gardener Manager	1260	Proforma Annual	162000		
	Taxes Insurance Gas Electric Water	1,500 0 984 2100	Gardener Manager Misc.	1260 0			\$ 34,223.00	
Total Fixe	Taxes Insurance Gas Electric Water ed Expenses	1,500 0 984 2100	Gardener Manager Misc. Other	1260			\$ 34,223.00 \$ 56,677.00	
Total Fixe	Taxes Insurance Gas Electric Water ed Expenses	1,500 0 984 2100	Gardener Manager Misc. Other	1260 0		Annually Annually		
Total Fixe	Taxes Insurance Gas Electric Water ed Expenses Income (aft	1,500 0 984 2100	Gardener Manager Misc. Other	1260 0	\$ 2,851.92	Annually Annually	\$ 56,677.00	
Total Fixe	Taxes Insurance Gas Electric Water ed Expenses Income (aft	1,500 0 984 2100	Gardener Manager Misc. Other	1260 0	\$ 2,851.92	Annually Annually	\$ 56,677.00	
Total Fixe	Taxes Insurance Gas Electric Water ed Expenses Income (aft	1,500 0 984 2100	Gardener Manager Misc. Other	1260 0 Monthly	\$ 2,851.92 PROFORMA NET	Annually Annually	\$ 56,677.00 \$ 127,777.00	
Total Fixe Adjusted Financing	Taxes Insurance Gas Electric Water ed Expenses Income (aft	1,500 0 984 2100 s: er fixed expe	Gardener Manager Misc. Other	1260 0 Monthly	\$ 2,851.92 PROFORMA NET	Annually Annually payment payment	\$ 56,677.00 \$ 127,777.00	
Total Fixed Adjusted Financing	Taxes Insurance Gas Electric Water ed Expenses Income (aft g: 1st TD 2nd TD onthly payme	1,500 0 984 2100 s: er fixed expe	Gardener Manager Misc. Other	1260 0 Monthly rate: rate:	\$ 2,851.92 PROFORMA NET 8.250% \$ 8,076.12	Annually Annually T payment payment Annually	\$ 56,677.00 \$ 127,777.00 \$ 8,076.12 \$ 96,913.39	
Total Fixe Adjusted Financing	Taxes Insurance Gas Electric Water ed Expenses Income (aft g: 1st TD 2nd TD onthly payme	1,500 0 984 2100 s: er fixed expe	Gardener Manager Misc. Other	1260 0 Monthly	\$ 2,851.92 PROFORMA NET 8.250%	Annually Annually T payment payment Annually	\$ 56,677.00 \$ 127,777.00 \$ 8,076.12	
Total Fixed Adjusted Financing Total more Net spend	Taxes Insurance Gas Electric Water ed Expenses Income (aft g: 1st TD 2nd TD athly payme	1,500 0 984 2100 s: er fixed expe	Gardener Manager Misc. Other	1260 0 Monthly rate: rate:	\$ 2,851.92 PROFORMA NET 8.250% \$ 8,076.12	Annually Annually T payment payment Annually	\$ 56,677.00 \$ 127,777.00 \$ 8,076.12 \$ 96,913.39	
Total Fixed Adjusted Financing	Taxes Insurance Gas Electric Water ed Expenses Income (aft 2: 1st TD 2nd TD nthly payme dable ntage:	1,500 0 984 2100 s: er fixed expe	Gardener Manager Misc. Other enses) Net:	1260 0 Monthly	\$ 2,851.92 PROFORMA NET 8.250% \$ 8,076.12	Annually Annually T payment payment Annually	\$ 56,677.00 \$ 127,777.00 \$ 8,076.12 \$ 96,913.39	
Total Fixed Adjusted Financing Total more	Taxes Insurance Gas Electric Water ed Expenses Income (aft g: 1st TD 2nd TD nthly payme dable ntage: Percentag	1,500 0 984 2100 s: er fixed expe	Gardener Manager Misc. Other enses) Net:	1260 0 Monthly rate: rate: monthly	\$ 2,851.92 PROFORMA NET 8.250% \$ 8,076.12 \$ (3,353.03)	Annually Annually payment payment Annually Annually	\$ 56,677.00 \$ 127,777.00 \$ 8,076.12 \$ 96,913.39 \$ (40,236.39)	
Total Fixed Adjusted Financing Total more Net spend	Taxes Insurance Gas Electric Water ed Expenses Income (aft g: 1st TD 2nd TD athly payme dable ntage: Percentag Depreciati	1,500 0 984 2100 s: er fixed expendent	Gardener Manager Misc. Other enses) Net:	1260 0 Monthly rate: rate: monthly 66% 27.5	\$ 2,851.92 PROFORMA NET 8.250% \$ 8,076.12 \$ (3,353.03) Annual tax shelter	Annually Annually payment payment Annually Annually	\$ 56,677.00 \$ 127,777.00 \$ 8,076.12 \$ 96,913.39	
Total Fixed Adjusted Financing Total more	Taxes Insurance Gas Electric Water ed Expenses Income (aft 2: 1st TD 2nd TD athly payme dable ntage: Percentag Depreciati Total depres	1,500 0 984 2100 s: er fixed expension nt	Gardener Manager Misc. Other enses) Net:	1260 0 Monthly rate: rate: monthly 66% 27.5 \$ 1,419,000.00	\$ 2,851.92 PROFORMA NET 8.250% \$ 8,076.12 \$ (3,353.03) Annual tax shelte Estimated tax brain	Annually Annually payment payment Annually Annually	\$ 56,677.00 \$ 127,777.00 \$ 8,076.12 \$ 96,913.39 \$ (40,236.39)	
Total Fixed Adjusted Financing Total more	Taxes Insurance Gas Electric Water ed Expenses Income (aft g: 1st TD 2nd TD athly payme dable ntage: Percentag Depreciati	1,500 0 984 2100 s: er fixed expension nt	Gardener Manager Misc. Other enses) Net:	1260 0 Monthly rate: rate: monthly 66% 27.5 \$ 1,419,000.00	\$ 2,851.92 PROFORMA NET 8.250% \$ 8,076.12 \$ (3,353.03) Annual tax shelter	Annually Annually payment payment Annually Annually	\$ 56,677.00 \$ 127,777.00 \$ 8,076.12 \$ 96,913.39 \$ (40,236.39)	
Total Fixed Adjusted Financing Total more	Taxes Insurance Gas Electric Water ed Expenses Income (aft g: 1st TD 2nd TD athly payme dable ntage: Percentag Depreciati Total depreses Annual de	1,500 0 984 2100 s: er fixed expension nt	Gardener Manager Misc. Other enses) Net:	1260 0 Monthly rate: rate: monthly 66% 27.5 \$ 1,419,000.00	\$ 2,851.92 PROFORMA NET 8.250% \$ 8,076.12 \$ (3,353.03) Annual tax shelte Estimated tax brain	Annually Annually payment payment Annually Annually	\$ 56,677.00 \$ 127,777.00 \$ 8,076.12 \$ 96,913.39 \$ (40,236.39)	