

Incomes		
Unit #	Rooms	Rents as of March 2025
964	1	1,345.00
	2	1,190.00
	3	1,950.00
	4	1,280.00
	5	1,190.00
968	1	2,160.00
	2	1,177.00
	3	1,600.00
	4	1,475.00
	5	1,342.00
	6	2,400.00
Total (Monthly)		17,109.00

Expenses	
Expenses	Scenario 1
Sale Price	3,890,000
Property Tax	46,680.00
insurance	3,860.00
water & electricity	11,250.00
trash	
gas for hot water only	3,324.00
Pest Control	1,000.00
landscaping	1,200.00
repairs & maintenance	5,000.00
other (including LAHD fees)	770.00
Total Opertaing Expenses	\$ 73,084.00

Listing Price \$2,300,000

	Actual
Gross Operating Income	205,308
Expenses	73,084.00
Net Operating Income	\$ 132,224.00
CAP rate	3.40%