

**1223 N Ogden Drive, West Hollywood, CA 90046
Income & Expense Report (January 2024)**

Rent Roll	Monthly Rent Rate	Rent Includes	Lease Status
1223 N Ogden	\$2,250.00-\$2,500.00	Water, Sewer, Trash	Vacant
1223 1/2 N Ogden	\$1,450.00	Water, Sewer, Trash	Month-Month Lease
1225 N Ogden	\$619.43	Water, Sewer, Trash	Month-Month Lease
1225 1/2 N Ogden	\$2,995.00-\$3,500.00	Water, Sewer, Trash	Vacant

Gross Rents { $\$7,314.43 \times 12 = \$87,773.16$ (Most Recent) / $\$8,069.43 \times 12 = \$96,883.16$ (Projected) Annual }

Monthly Expenses ($\$2,914.10 \times 12 = \$34,969.20$ Annual)

- 1) Taxes \$1,942.10
- 2) Gardener \$225.00
- 3) Management Self Managed
- 4) Gas/Electricity \$15.00 (Due to Vacancies)
- 6) Water / Sewer \$125.00 per month (LADWP - Average Billing \$250.00 Every Two Months)
- 7) Insurance-Fire \$107.00
- 8) Insurance-EQ \$217.25 (Optional Coverage)
- 9) Misc Repairs \$500.00 on Average

NOI (Estimated) { $\$4,400.33$ Monthly x12 = $\$52,803.96$ (Most Recent) / $\$5,155.33$ Monthly x 12 = $\$61,863.96$ (Projected) }

****Buyer to independently verify all information.***