Incomes

Unit #	Rooms	Rents As of May 2025
306	1+1	1,750.00
308	1+1	1,750.00
310	2+2+Den	2,600.00
312	2+2+Den	2,600.00
314 #1	1+1	1,784.64
314 #2	1+1	1,595.36
314 #3	1+1	1,924.00
314 #4	1+1	1,124.24
Total (Monthly)		15,128.24

Expenses

Expenses	Scenario 1
Sale Price	**2,490,000**
Property Tax	29,880.00
insurance	8,900.00
water	4,800.00
electricity	1,080.00
gas for hot water	2,400.00
Pest Control	1,000.00
landscaping	1,920.00
repairs & maintenance	5,000.00
other (including LAHD fees)	560.00
trash	-
Total Opertaing Expenses	$ 55,540.00

Listing Price $2,300,000

	Actual
Gross Operating Income	181,539
Expenses	55,540.00
Net Operating Income	$ 125,998.88
CAP rate	5.06%