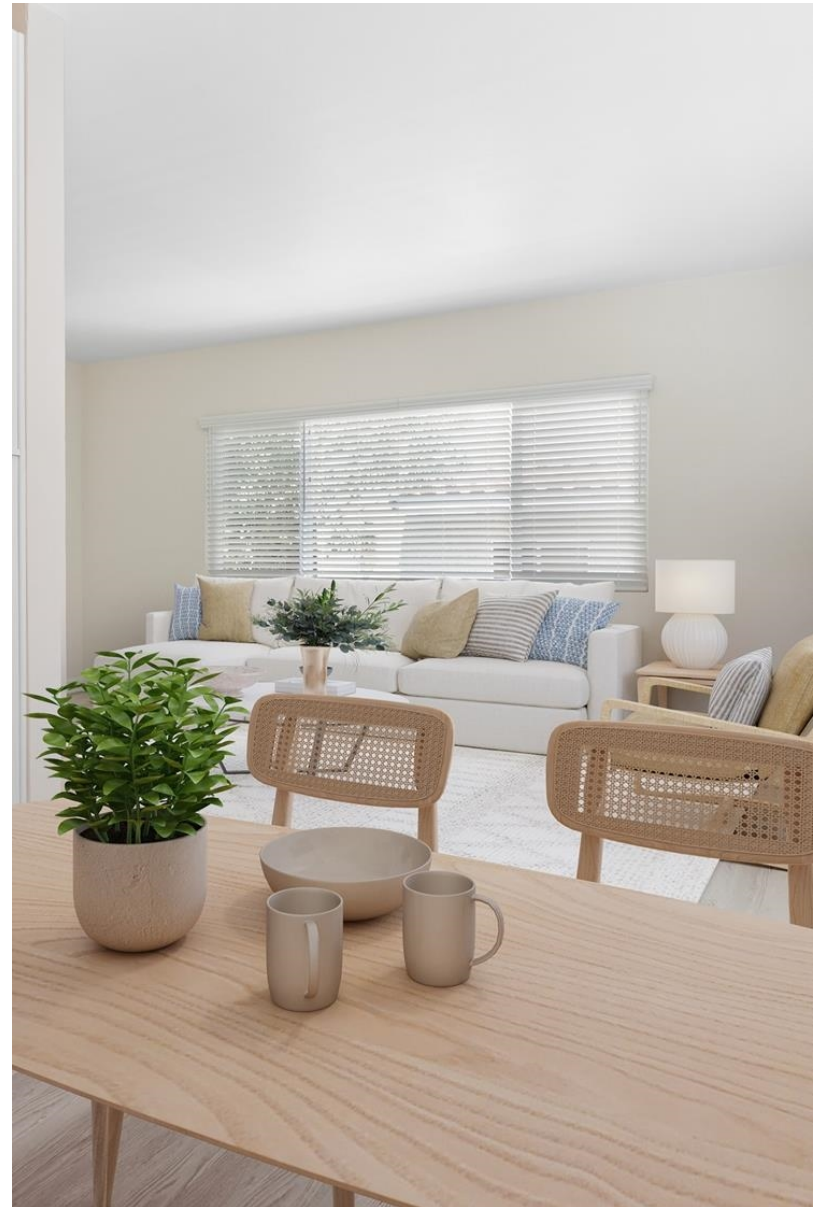

PROPERTY FEATURES

NUMBER OF UNITS	9
BUILDING SF	6,402
LAND SF	6,996
LAND ACRES	0.16
YEAR BUILT	1960
# OF PARCELS	1
ZONING TYPE	R3
BUILDING CLASS	D
TOPOGRAPHY	Level
LOCATION CLASS	Urban
NUMBER OF STORIES	Two
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	9
WASHER/DRYER	Shared

UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant







1433 BROCKTON

04

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End	Notes
7	1 bd + 1 ba	630			\$2,500.00			*Vacant
8	3 bd + 2 ba	1,095	\$2.78	\$3,044.00	\$3,800.00	04/01/2010		
6	1 bd + 1 ba	630	\$2.88	\$1,813.00	\$2,500.00	03/01/2013		
5	2 bd + 1 ba	841	\$3.27	\$2,750.00	\$2,900.00	08/23/2025	08/31/2026	
1	2 bd + 1 ba	980	\$2.76	\$2,700.00	\$2,900.00	02/01/2025	01/31/2026	
2	1 bd + 1 ba	630	\$2.94	\$1,851.00	\$2,500.00	06/01/2011		
3	1 bd + 1 ba	630	\$3.78	\$2,379.00	\$2,500.00	11/15/2022		
4	1 bd + 1 ba	630			\$2,500.00			*Vacant
9	Studio + 1 ba	321	\$4.52	\$1,450.00	\$1,500.00	02/12/2025	02/28/2026	*Delinquent
Totals / Averages		6,387	\$3.27	\$15,987.00	\$23,600.00			



05

Financial Analysis

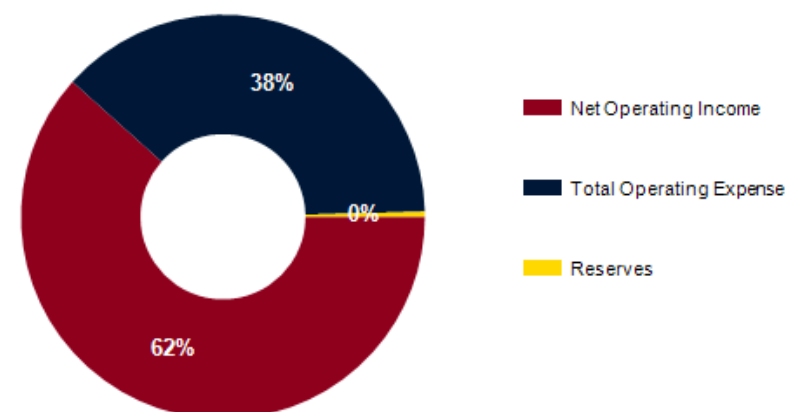
Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

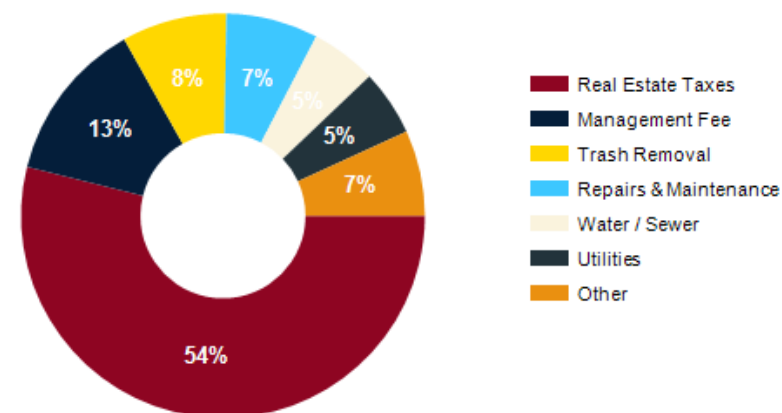
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$251,844	99.0%	\$283,200	99.1%
Other Income	\$2,500	1.0%	\$2,500	0.9%
Gross Potential Income	\$254,344		\$285,700	
General Vacancy	-3.00%		-3.00%	
Effective Gross Income	\$246,789		\$277,204	
Less Expenses	\$94,074	38.11%	\$95,595	34.48%
Net Operating Income	\$152,714		\$181,609	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$51,235	\$5,693	\$51,235	\$5,693
Insurance	\$2,500	\$278	\$2,500	\$278
Management Fee	\$12,339	\$1,371	\$13,860	\$1,540
Repairs & Maintenance	\$7,000	\$778	\$7,000	\$778
Water / Sewer	\$5,000	\$556	\$5,000	\$556
Landscaping	\$1,500	\$167	\$1,500	\$167
Administration	\$1,500	\$167	\$1,500	\$167
Utilities	\$5,000	\$556	\$5,000	\$556
Trash Removal	\$8,000	\$889	\$8,000	\$889
Total Operating Expense	\$94,074	\$10,453	\$95,595	\$10,622
Reserves	\$1,000	\$111	\$500	\$56
Expense / SF	\$14.69		\$14.93	
% of EGI	38.11%		34.48%	

DISTRIBUTION OF EXPENSES CURRENT



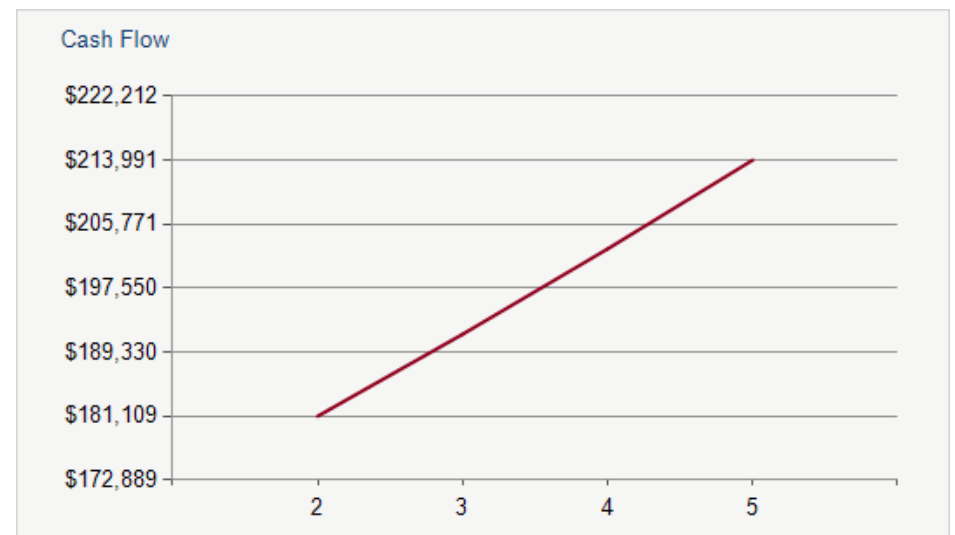
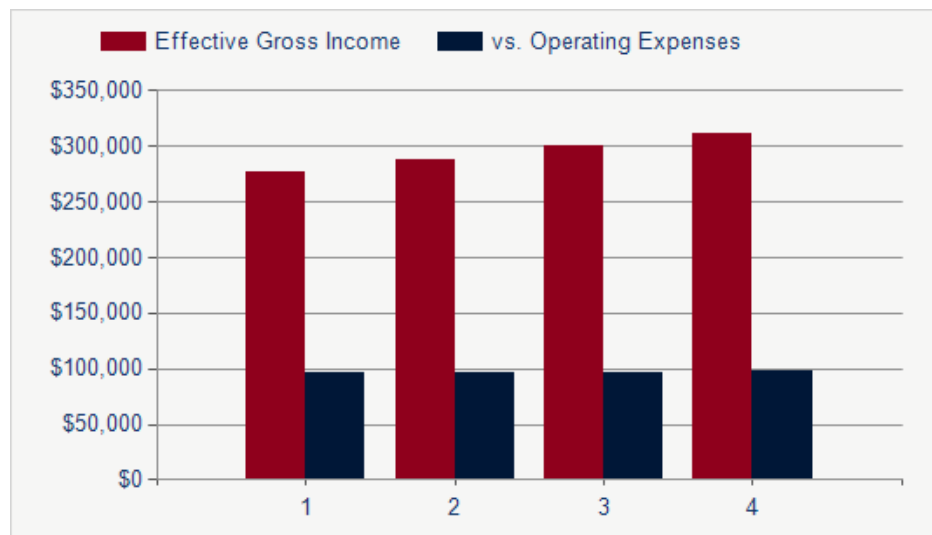
GLOBAL

Offering Price	\$4,315,000
Analysis Period	5 year(s)
Consumer Price Index	3.00%
Millage Rate (not a growth rate)	1.19000%
Exit Cap Rate	3.50%

INCOME - Growth Rates

Gross Potential Rent	4.00%
Other Income	4.00%

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Rental Income	\$251,844	\$283,200	\$294,528	\$306,309	\$318,561
Other Income	\$2,500	\$2,500	\$2,600	\$2,704	\$2,812
Gross Potential Income	\$254,344	\$285,700	\$297,128	\$309,013	\$321,374
General Vacancy	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%
Effective Gross Income	\$246,789	\$277,204	\$288,292	\$299,824	\$311,817
Operating Expenses					
Real Estate Taxes	\$51,235	\$51,235	\$51,235	\$51,235	\$51,235
Insurance	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Management Fee	\$12,339	\$13,860	\$14,415	\$14,991	\$15,591
Repairs & Maintenance	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Water / Sewer	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Landscaping	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Administration	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Utilities	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Trash Removal	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Total Operating Expense	\$94,074	\$95,595	\$96,150	\$96,726	\$97,326
Net Operating Income	\$152,714	\$181,609	\$192,143	\$203,098	\$214,491
Capital Costs					
Reserves	\$1,000	\$500	\$500	\$500	\$500
Total Capital Costs	\$1,000	\$500	\$500	\$500	\$500
Cash Flow	\$151,714	\$181,109	\$191,643	\$202,598	\$213,991





06

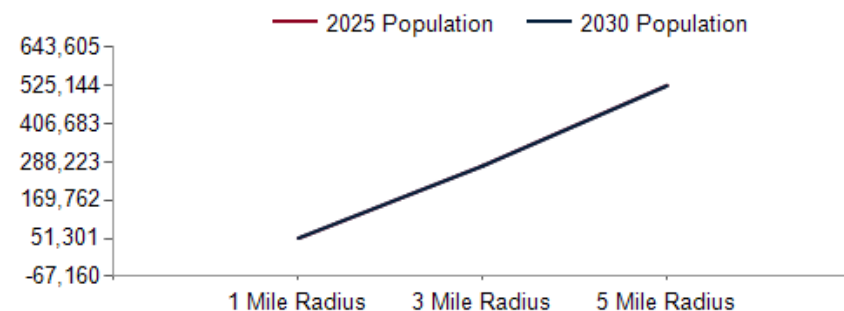
Demographics

General Demographics

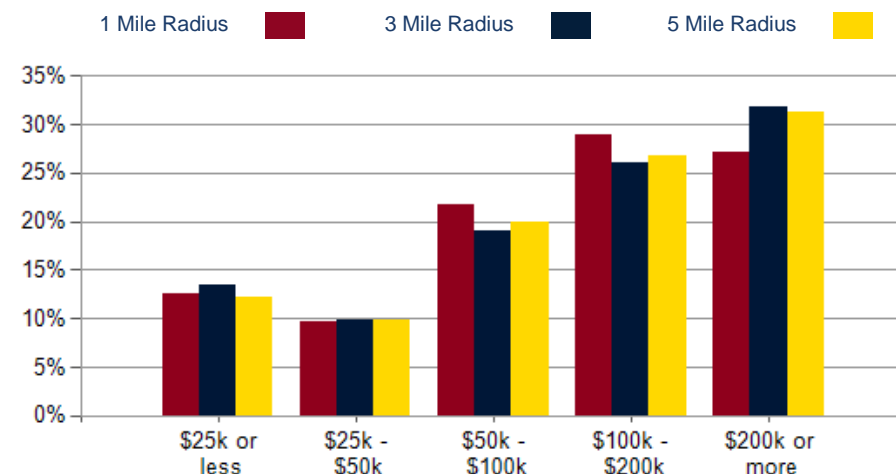
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	45,589	250,873	506,259
2010 Population	46,518	262,565	520,773
2025 Population	51,301	276,026	525,144
2030 Population	51,943	275,574	523,969
2025 African American	1,524	9,657	21,067
2025 American Indian	390	1,515	3,623
2025 Asian	9,091	48,629	79,004
2025 Hispanic	8,960	41,660	93,337
2025 Other Race	4,221	17,857	43,653
2025 White	29,882	166,414	313,851
2025 Multiracial	6,120	31,561	63,131
2025-2030: Population: Growth Rate	1.25%	-0.15%	-0.20%

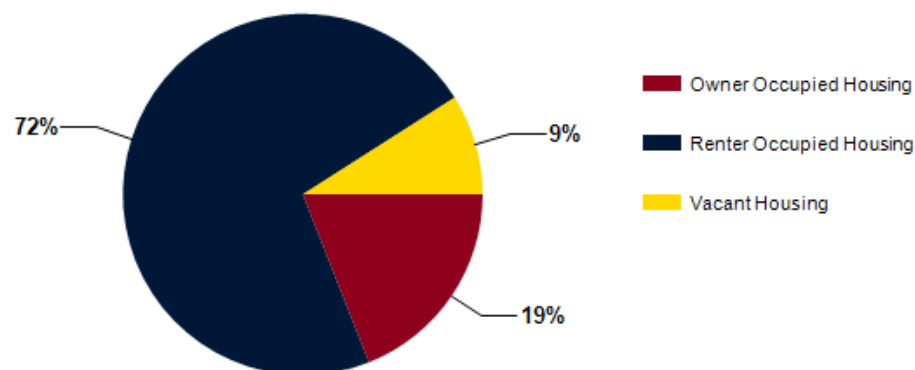
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,146	11,383	19,413
\$15,000-\$24,999	1,267	5,757	10,528
\$25,000-\$34,999	1,093	5,203	10,122
\$35,000-\$49,999	1,562	7,288	14,113
\$50,000-\$74,999	3,153	13,185	25,725
\$75,000-\$99,999	2,781	11,099	23,577
\$100,000-\$149,999	4,245	18,339	37,333
\$150,000-\$199,999	3,658	14,765	28,846
\$200,000 or greater	7,427	40,411	77,034
Median HH Income	\$117,534	\$123,117	\$122,678
Average HH Income	\$170,821	\$196,085	\$194,290



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

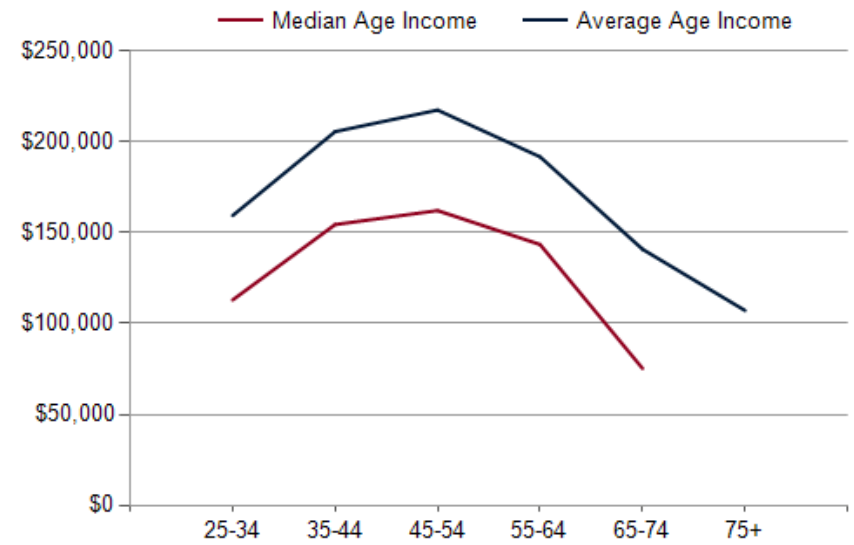
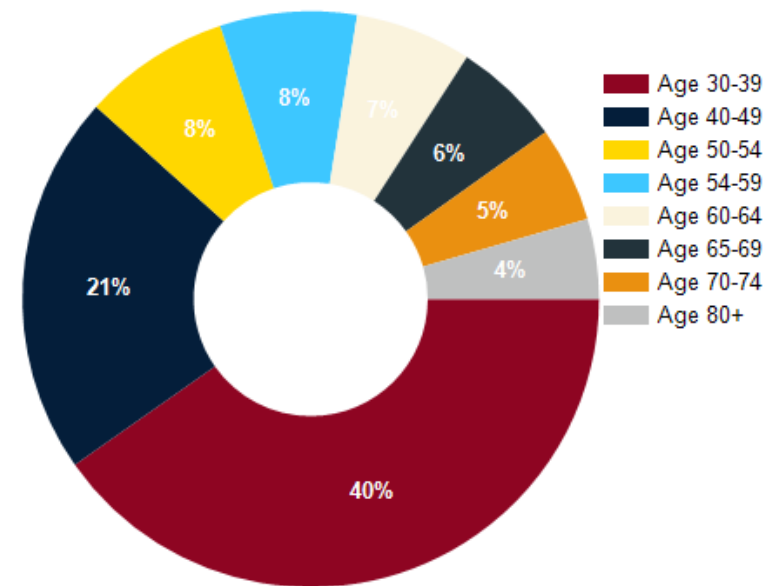


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	7,788	27,863	53,905
2025 Population Age 35-39	5,601	22,463	45,060
2025 Population Age 40-44	4,062	18,746	37,782
2025 Population Age 45-49	3,057	15,505	31,677
2025 Population Age 50-54	2,750	15,285	30,849
2025 Population Age 55-59	2,551	14,633	28,932
2025 Population Age 60-64	2,173	13,257	26,512
2025 Population Age 65-69	2,009	12,297	24,326
2025 Population Age 70-74	1,780	11,425	22,587
2025 Population Age 75-79	1,496	9,904	19,290
2025 Population Age 80-84	949	6,828	13,278
2025 Population Age 85+	987	7,213	13,713
2025 Population Age 18+	45,693	240,732	453,246
2025 Median Age	37	37	39
2030 Median Age	39	38	40

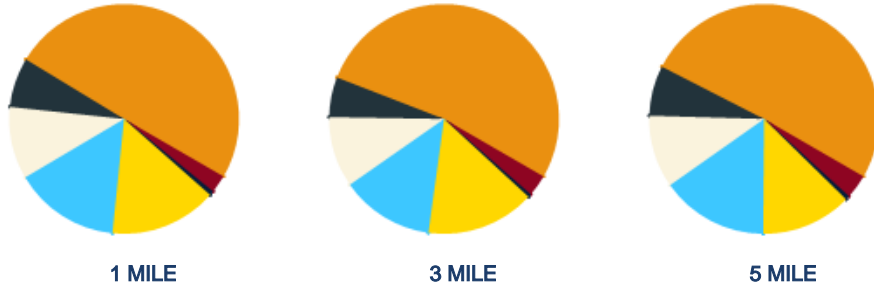
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$112,941	\$113,346	\$111,985
Average Household Income 25-34	\$159,473	\$170,912	\$167,247
Median Household Income 35-44	\$154,511	\$160,681	\$155,273
Average Household Income 35-44	\$205,676	\$225,733	\$217,842
Median Household Income 45-54	\$162,214	\$187,491	\$178,681
Average Household Income 45-54	\$217,544	\$259,990	\$249,701
Median Household Income 55-64	\$143,555	\$169,173	\$165,519
Average Household Income 55-64	\$191,819	\$241,704	\$237,834
Median Household Income 65-74	\$75,247	\$95,436	\$100,827
Average Household Income 65-74	\$140,935	\$181,227	\$182,867
Average Household Income 75+	\$107,198	\$131,759	\$133,572

Population By Age



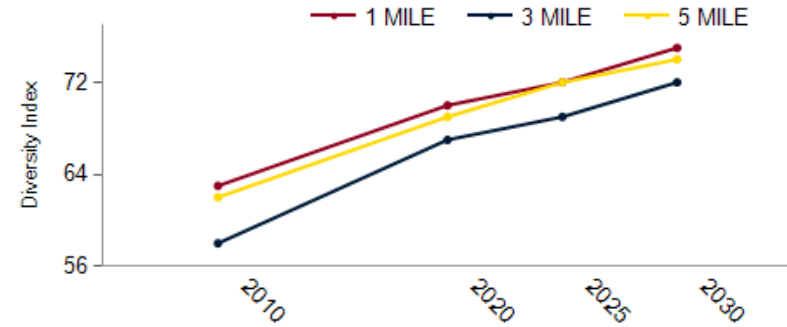
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	75	72	74
Diversity Index (current year)	72	69	72
Diversity Index (2020)	70	67	69
Diversity Index (2010)	63	58	62

POPULATION BY RACE



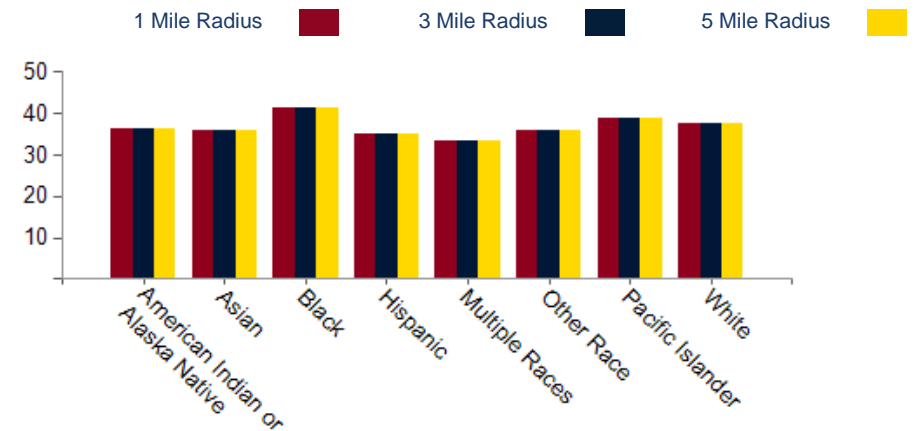
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	3%	3%
American Indian	1%	0%	1%
Asian	15%	15%	13%
Hispanic	15%	13%	15%
Multiracial	10%	10%	10%
Other Race	7%	6%	7%
White	50%	52%	51%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	37	39
Median Asian Age	36	32	34
Median Black Age	41	36	40
Median Hispanic Age	35	32	34
Median Multiple Races Age	33	32	33
Median Other Race Age	36	33	35
Median Pacific Islander Age	39	35	37
Median White Age	37	41	41

2025 MEDIAN AGE BY RACE



1433 Brockton

Exclusively Marketed by:

Kimiyasu Murayoshi

HJK International Inc
(213) 926-1856
Kimi@HJKinternational.com
01329437

Andrew Lee

HJK International Inc
(213) 500-6870
Andrew@HJKinternational.com
01046440

