

<u>Apt</u>	<u>Unit Type</u>	<u>Sq Ft</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Monthly Rent Per Sq Ft</u>	<u>Notes</u>	<u>Outside Amenities</u>
1449 (lower duplex)	3 bed/2.5 bath	1493	\$6,800	\$81,600	\$4.55	RSO. Vacant. Assumed Market Rent - not actual.	1 reserved driveway parking spot. Patio and private front garden.
1451 (upper duplex)	3 bed/2 bath	1514	\$2,822	\$33,864	\$1.86	RSO. Amount shown is with an assumed Feb 2026 rent increases of 3% (current rent is \$2,740). T receives a \$70 rent credit every other month to reimburse for LADWP trash they pay.	Landing and rear stairs. (rear deck could be built in future)
1449 1/2 (South ADU)	1 bed/1 bath	595	\$2,500	\$30,000	\$4.20	No RSO. Fixed rent until July 2028; Seller will credit buyer \$7,392 for future rent increases btwn closing and July 2028 at the current LA County rent increase limit of 8%.	Patio and yard.
1451 1/2 (North ADU)	1 bed/1 bath	595	\$3,600	\$43,200	\$6.05	No RSO. Tenant is moving out June 15, 2026. Pays based on \$120 daily. STR avg Oct 2024 - Sept 2025 was \$3,946).	1 reserved driveway parking spot. Patio and yard.
TOTALS 8 bed / 6.5 bath 4197			\$15,722	\$188,664			

ANNUAL EXPENSES

Property Taxes	\$27,749	2025 tax bill
Repairs & Maintenance	\$1,887	assumed as 1% of annual rent (because 3 of 4 units are brand new)
Utilities (DWP: water only)	\$2,725	
Insurance	\$2,198	
Gardener	\$0	all artificial grass - just occassional hedge trimming I do myself
Total Expenses:	\$34,558	
NOI	\$154,106	
5.5% Cap Rate	\$2,801,925	
15 GRM	\$2,829,960	

Unit 1449 1/2 Rent Increase Credit		1.08	12	
Year	Actual Monthly Rent	Total Actual Rent Payable	Proforma Monthly	Difference - Credit to
July 2026 - June 2027	\$2,500	\$30,000	\$32,400	\$2,400
July 2027 - June 2028	\$2,500	\$30,000	\$34,992	\$4,992
				\$7,392