3940 W 112th St. Inglewood CA 90303 : APN 4033 024 019

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Loan Information

List Price :		$ 1,750,000	LTV	57%
Down Payment:	43%	$ 750,000	Principal	$1,000,000
Number of Units:		7	Interest Rate	5.400%
Cost Per Unit:		$ 250,000	Term	5
Current GRM:		11.39	Amortization	30
Market GRM:		9.58	Annual Pmt	$ 67,104
Current CAP:		5.37%	Monthly Pmt	$ 5,592
Market CAP:		6.99%	DCR	
Approximate Age:		1988		
Approximate Lot Size:		9,329		
Approximate Net RSF:		5,360		
Cost Per Net RSF:		$ 326.49		

Annualized Operating Data

	Rent as of 3/2026		Market Rents	
Scheduled Gross Income:	$ 153,624		$ 182,700	
Less: Vacancy Reserve:	$ 5,718	3.00%	$ 6,431	3.00%
Gross Operating Income:	$ 147,906		$ 176,269	
Less: Expenses:	$ 54,000	35.15%	$ 54,000	
Net Operating Income:	$ 93,906		$ 122,269	
Less: Loan Payments:	$ 67,104		$ 67,104	
Pre-Tax Cash Flow:	$ 26,802	3.57%	$ 55,165	7.36%
Plus: Principal Reduction:	$ 13,437		$ 13,437	
Total Return Before Taxes:	$ 40,239	5.37%	$ 68,602	9.15%

Scheduled Income

			Current Rents		*Market*	
No. of Units	**BDRMS/ BATHS**	**Avg Rent**	**Monthly Rent/Unit**	**Monthly Income**	**Monthly Rent/Unit**	**Monthly Income**
4	1/1	$1,647	$1,530-$1,750	$ 6,595	$ 1,895	$ 7,580
2	2/2	$1,885	$1,850-$1,981	$ 3,800	$ 2,350	$ 4,700
1	3/2	$2,357	$2,357	$ 2,357	$ 2,795	$ 2,795

	Current	Market
Monthly Scheduled Gross Income:	$ 12,752	$ 15,075
Monthly Laundry, Parking, Late Fees Income:	$ 50	$ 150
Annual Scheduled Gross Income:	$ 153,624	$ 182,700

Utilities paid by Tenant: Indiv. Metered, Sep H20
Balcony upgrades - Passed Inspections

Annualized Expenses

New Tax Rate	1.320%	$ 22,750
Electric (Exerior Lights)	0.85%	$ 1,300
Water, Sewer	3.97%	$ 6,100
Gas (Laundry Rm Closed)	0.00%	$ -
Trash	3.38%	$ 5,200
Mgmt (On/Off), Cleaning	0.78%	$ 1,200
Maintenance & Repairs	3.42%	$ 5,250
Supplies	0.98%	$ 1,500
Lic**, Legal, Accounting	0.98%	$ 1,500
Pest Control	0.78%	$ 1,200
Insurance	4.23%	$ 6,500
Reserves	0.98%	$ 1,500
Total Expenses	35.15%	**$ 54,000**
Per Net Sq. Ft.		**$ 10.07**
Per Unit		**$ 7,714**

Roof Less than 10 Yrs Old, Copper Plumbing, Decking Replaced 2025, SB721 Compliant, Newly renovated rear patio and gardena area

Huge 14 Car Parking Area (Covered), 2 Spaces Per Unit. Very rate. Walking distance to Sofi Stadium (NFL), Intuit Stadium (NBA), Hollwood Park Casino, The Forum

Tenant pays Gas, Electric and Hot Water. Great Unit mix with 1,2,&3 Bedroom units. Very stable tenant profile.