

19453-19455 Strathern St & 8002-8004 Shirley Ave, Reseda, CA 91335

Summary	Current	Proposed Financing
Price	\$ 2,495,000.00	First Loan Amt. 50% \$ 1,247,500.00
Down Payment	\$ 1,247,500.00	Second Loan Amount
Number of Units	4	Down Payment % 50% \$ 1,247,500.00
Cost per Unit	\$ 623,750.00	Annual Payment (P&I) - 1st 6.00% (\$89,752.71)
Capitalization Rate	4.89%	Annual Payment (P&I) - 2nd
Current GRM	14.6	Monthly Payment (P&I) - 1st (\$7,479.39)
Approx. Age	1 Years	Term - (1st Loan) 360
Approx. Lot Size	9,881.00	Term - (2nd Loan)
Approx. RSF	4,256.00	Annual IO (1st Year) \$ (74,850.00)
Cost per Net RSF	\$ 586.23	Monthly IO (1st Year) \$ (6,237.50)

Estimated Annualized Operating Data

	Current Rates	%	Estimated Market Rent	%
Potential Gross Income (PGI)	\$ 170,400.00		\$ 187,200.00	
Less Vacancy Rate *	3,408.00	2%	\$ 3,744.00	2%
Effective Gross Income (EGI)	166,992.00		\$ 183,456.00	
Operating Expenses *	\$ 44,894.13	26%	\$ 44,894.13	24%
Net Operating Income (NOI)	122,097.87		\$ 138,561.87	
Less: Debt Service	(\$89,752.71)		(\$89,752.71)	
Pre-Tax Cash Flow **	32,345.16	3%	\$ 48,809.16	4%
Plus Principal Reduction	\$ 12,475.00	1%	\$ 12,475.00	1%
Total Return Before Tax **	44,820.16	4%	\$ 61,284.16	5%

* As a percent of PGI Gross

** As a percent of Down Payment

Annual Potential Gross Income

Annual Operating Expenses

Breakup		Current Rents		Market Rents		Proforma Analysis	
Unit Mix	Bdrms Baths	Mthly Avg Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	Utilities Paid by Tenant Electricity and Gas	
2	3+2.5	\$ 3,600.00	\$ 7,200.00	\$4,000.00	\$ 8,000.00	New Property Taxes	\$ 29,625.13
2	3+2.5	\$ 3,500.00	\$ 7,000.00	\$3,800.00	\$ 7,600.00	Insurance	\$ 2,669.00
		#DIV/0!			\$ -	Repairs/Maintenance	\$ 3,600.00
					\$ -	Pest Control	\$ -
					\$ -	Landscaping	\$ -
					\$ 15,600.00	Water & Electricity	\$ 6,000.00
					\$ -	Gas	\$ -
					\$ 15,600.00	HCIDLA	\$ -
					\$ 187,200.00	Lic/Fees/Permits	\$ 500.00
						On-site Management	\$ -
						Off-site Management	\$ -
						Rubbish	\$ -
						Miscellaneous	\$ 2,500.00

Property Highlights

Tax Rate Area:	16
Property Tax	1.187%
Year Built:	2025
APN:	2654-008-051
Features:	Solar



Proforma Analysis

		Total Expenses	\$ 44,894.13
		Per Net Sq. Ft	\$ 10.55
		Expenses Per Unit	\$ 11,223.53

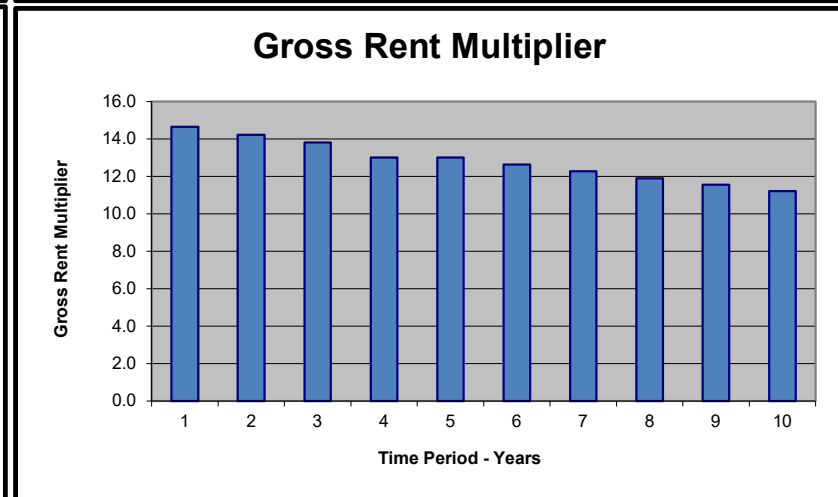
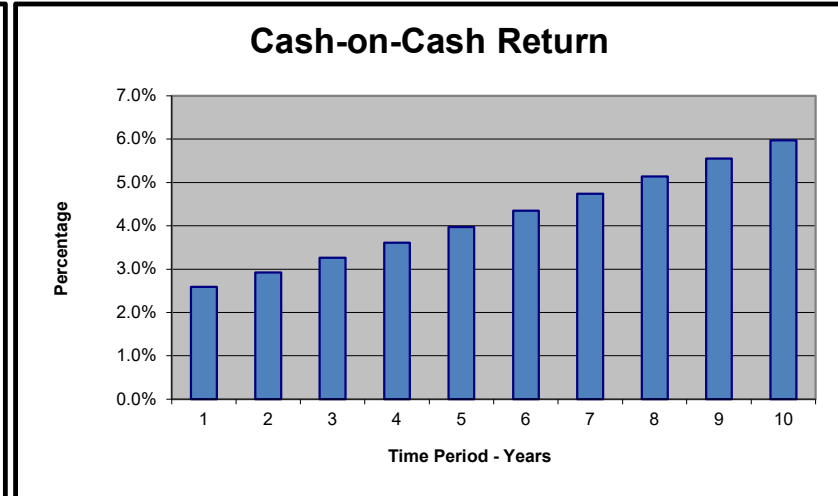
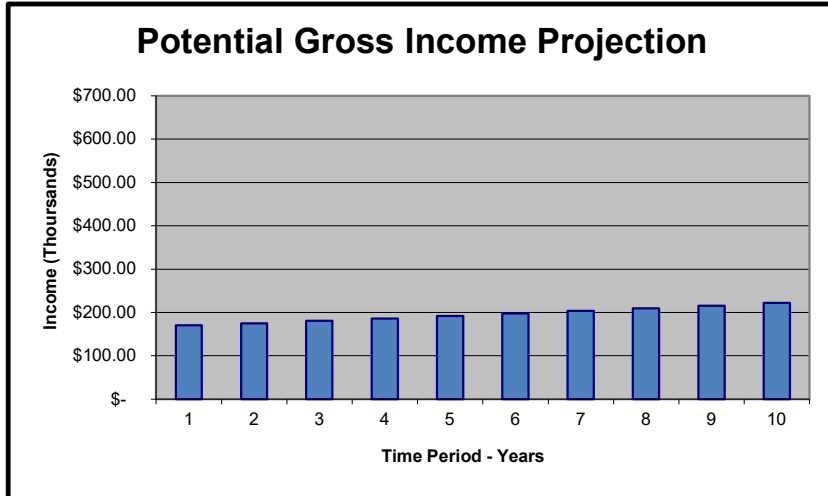
Ash Joshi

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This is a proforma analysis and the information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to its accuracy. References to square footage or age are approximate. Buyer must verify the information and shall bear all risk for inaccuracies



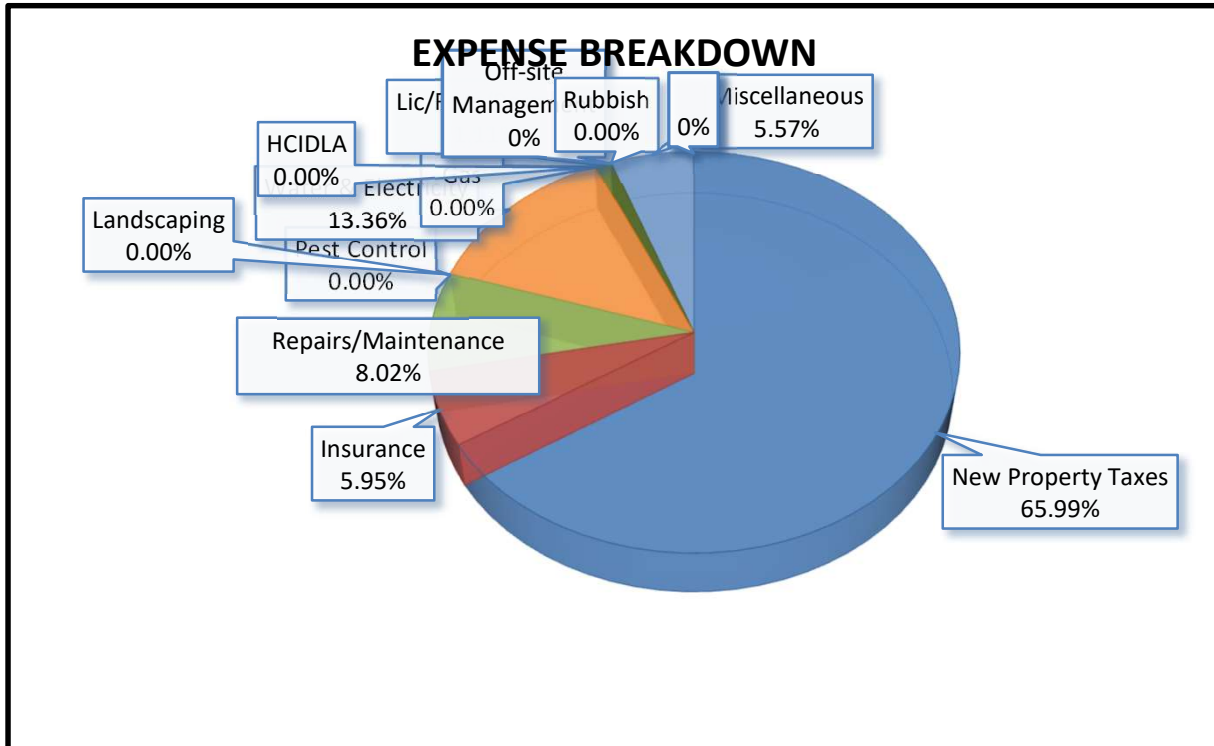
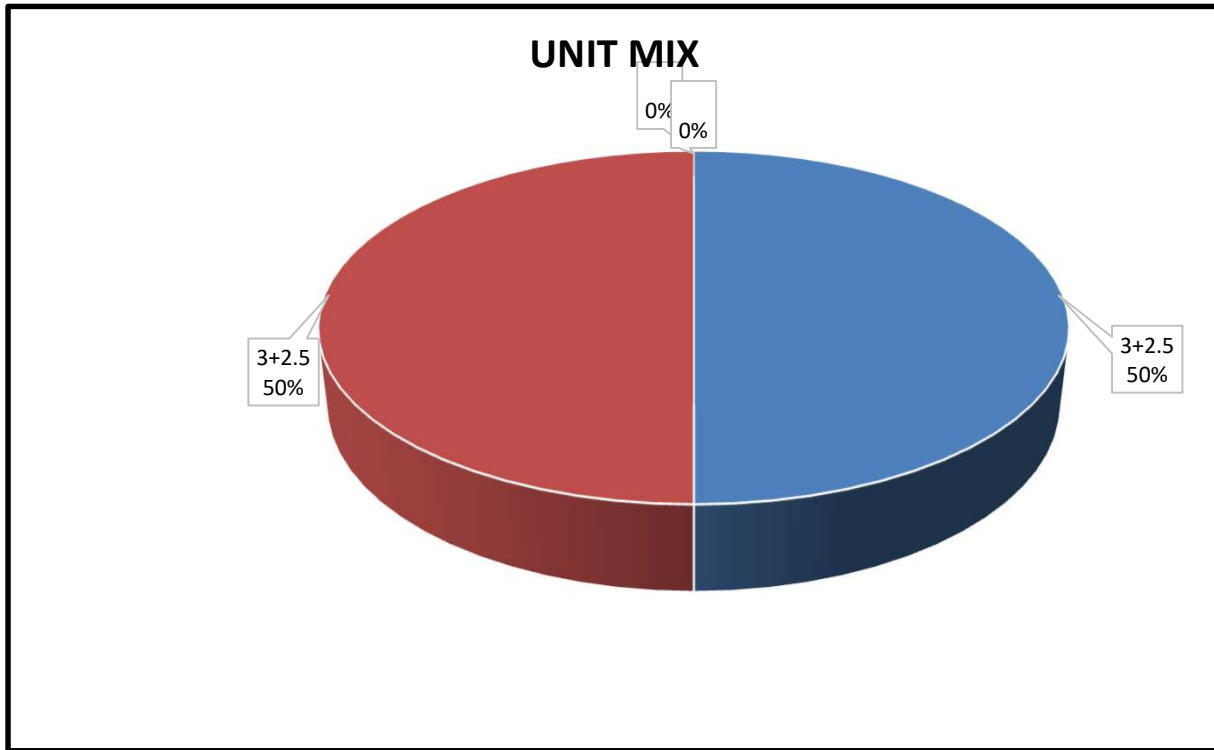
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