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## 8449 Amigo Ave. Northridge, CA 91324

| / Units |
|---------|
|---------|

| SUMMARY               | CURRENT     | MARKET |
|-----------------------|-------------|--------|
| Purchase Price:       | \$1,515,000 |        |
| Down Payment: 40%     | \$606,000   |        |
| Number of Units:      | 7           |        |
| Cost per Legal Unit:  | \$216,429   |        |
| Current GRM:          | 13.81       | 11.10  |
| Current CAP:          | 4.16%       | 5.88%  |
| Year Built:           | 1959        |        |
| Approx. Building SF:  | 5,156       |        |
| Cost per Building SF: | \$293.83    |        |
| Approx. Lot SF:       | 7,630       |        |
| Zoning:               | LAR3        |        |
| Parking:              | 10          |        |

| PROPOSED FINANCI     | NG                     |  |  |  |  |
|----------------------|------------------------|--|--|--|--|
| Loan:                | \$909,000              |  |  |  |  |
| Interest:            | 3.50%<br>5 Years Fixed |  |  |  |  |
| Interest Type:       |                        |  |  |  |  |
| Term (Yrs.):         | 30                     |  |  |  |  |
| Amortization (Yrs.): | 30                     |  |  |  |  |
| Other Terms:         | N/A                    |  |  |  |  |

| ANNUAL OPERATING DATA          | CURRENT                            |        |    | MARKET     |        |    |  |
|--------------------------------|------------------------------------|--------|----|------------|--------|----|--|
| Scheduled Gross Income:        | \$109,703                          |        |    | \$136,500  |        |    |  |
| Less Vacancy Reserve:          | (\$3,291)                          | 3.00%  | *  | (\$4,095)  | 3.00%  | *  |  |
| Gross Operating Income:        | \$106,412                          | •      |    | \$132,405  |        |    |  |
| Less Expenses:                 | (\$43,370)                         | 39.53% | *  | (\$43,370) | 31.77% | *  |  |
| Net Operating Income:          | \$63,042                           | •      |    | \$89,035   |        |    |  |
| Less Debt Service:             | (\$48,982)                         |        |    | (\$48,982) | _      |    |  |
| Pre-Tax Cash Flow:             | \$14,061                           | 2.32%  | ** | \$40,054   | 6.61%  | ** |  |
| Plus Principal Reduction:      | \$17,445                           |        |    | \$17,445   |        |    |  |
| Total Return Before Taxes:     | \$31,505                           | 5.20%  | ** | \$57,498   | 9.49%  | ** |  |
| * As a percentage of Scheduled | **As a percentage of Down Payment. |        |    |            |        |    |  |

| SCHEDI   | ULED INCOM                       | VIE     | CURRI                          | ENT                    | MAR     | MARKET                  |  |  |
|----------|----------------------------------|---------|--------------------------------|------------------------|---------|-------------------------|--|--|
| No.      | No. Beds / Approx.               |         | Monthly Avg.                   | Monthly                | Monthly | Monthly                 |  |  |
| of Units | Baths                            | Sq.Ft.  | Rent / Unit Income Rent / Unit |                        |         | Income                  |  |  |
| 6        | 1+1                              | -       | \$1,344                        | \$8,067                | \$1,600 | \$9,600                 |  |  |
| 1        | 1+1+Yard                         | -       | \$1,000                        | \$1,000                | \$1,700 | \$1,700                 |  |  |
|          | l <b>y Schedule</b><br>y Income: | d Rent: |                                | <b>\$9,067</b><br>\$75 |         | <b>\$11,300</b><br>\$75 |  |  |
|          | ncome:                           |         |                                |                        |         |                         |  |  |
| Month    | ly SGI:                          |         | \$9,142                        |                        |         | \$11,375                |  |  |
| Annual   | SGI:                             |         |                                | \$136,500              |         |                         |  |  |
|          |                                  |         |                                |                        |         |                         |  |  |
| Utilitie | s Paid by Te                     | nant:   | Electricity & G                | as                     |         |                         |  |  |

## HIGHLIGHTS Property

- \* Soft-Story retrofit completed
- \* New water heater installed
- \* New electrical panel installed
- \* New garage doors

## Location

- \* Central SFV location near CSUN
- \* Attractive curb appeal
- \* Residential tree lined street
- \* Thriving rental market

| ESTIMATE                | D ANNUAL  | . EXPENSES |  |  |  |
|-------------------------|-----------|------------|--|--|--|
| Tax Year                | 2020      |            |  |  |  |
| Tax Rate                | 1.25%     | \$18,938   |  |  |  |
| Insurance (             | New)      | \$2,578    |  |  |  |
| Maint. / Re             | \$3,500   |            |  |  |  |
| Utilities               |           | \$10,105   |  |  |  |
| Rubbish                 |           | \$2,461    |  |  |  |
| Misc. / Res             | erves     | \$1,400    |  |  |  |
| Off-Site M <sub>é</sub> | gmt.      | \$4,388    |  |  |  |
| Total Expe              | nses:     | \$43,370   |  |  |  |
| Per Gross S             | Sq. Ft.:  | \$8.41     |  |  |  |
| Expenses F              | Per Unit: | \$6,195.66 |  |  |  |

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| PROPERTY ADDRESS  |                                 |        |          |                      | CITY STATE ZIP CODE      |   |                |            |          |             |
|---|---------------------------------|--------|----------|----------------------|--------------------------|---|----------------|------------|----------|-------------|
| 8449 Amigo Ave.   |                                 |        |          | Northridge CA        |                          |   | 91324          |            |          |             |
| TOTAL # OF UNITS # OF VACANT UNITS  |                                 |        |          | # OF FURNISHED UNITS |                          |   | # OF SECTION   | ON 8 UNITS |          |             |
| 7   | 7 0                             |        |          |                      |                          |   |                |            |          |             |
| APT#  | TENANT'S NAME                   | BEDS/  | /BATHS   | SQ. FT.              | RENTS                    | NOTES                                       | DEPOSITS       | ;          | SEC8 Y/N | CONCESSIONS |
| 1   |                                 | 1      | . 1      |                      | \$1,197.04               |   |                |            |          |             |
| 2   |                                 | 1      | 1        |                      | \$1,450.00               | Renovated Unit                              |                |            |          |             |
| 3   |                                 | 1      | . 1      |                      | \$1,000.00               | Renovated Unit   Backyard   Mgr.            |                |            |          |             |
| 4   |                                 | 1      | 1        |                      | \$1,750.00               | Renovated Unit                              |                |            |          |             |
| 5   |                                 | 1      | 1        |                      | \$1,500.00               | Renovated Unit                              |                |            |          |             |
| 6   |                                 | 1      | <u> </u> |                      | \$1,086.20               | nenovated cine                              |                |            |          |             |
| 7   |                                 | 1      |          |                      | \$1,083.68               |   |                |            |          |             |
|   |                                 | + -    | -        |                      | \$1,003.00               |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 | -      |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
| MON   | THLY RENTAL INCOME:             | 1      | 1        | 1                    | \$9,066.92               |   |                |            | 1        |             |
|   | THLY LAUNDRY INCOME:            |        |          |                      | \$75.00                  | 1   |                |            |          |             |
|   | THLY GARAGE INCOME:             |        |          |                      | \$0.00                   | 1   |                |            |          |             |
| MONTHLY OTHER INCOME: \$0.00  |                                 |        | 1        |                      |                          |   |                |            |          |             |
| TOTAL GROSS MONTHLY INCOME: \$9,141.92  |                                 |        |          |                      | ]                        |   |                |            |          |             |
| ALLC  | OLUMNS & SECTIONS MUST BE O     | OMPI F | TED      |                      |                          |   |                |            |          |             |
|   | utilities are included in rent? | L      |          |                      |                          | Is the property subject to rent control?    | YES            | X NO       |          |             |
| Electricity Gas   |                                 |        |          |                      |                          |   |                |            |          |             |
|   | Garbage                         |        | Heat     |                      |                          | If YES, what is the current allowable incre | ase per annum? |            |          |             |
| Cable X Water   |                                 |        |          |                      |                          |   | I              |            |          |             |
| What has been your average monthly occupancy rate over  |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      | the preceding 12 Months? |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          | •           |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
|   |                                 |        |          |                      |                          |   |                |            |          |             |
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