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1575 Manning Avenue, Los Angeles, CA 90024 3 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$2,850,000	
Down Payment: 100%	\$2,850,000	
Number of Units:	3	
Cost per Legal Unit:	\$950,000	
Current GRM:	21.32	21.32
Current CAP:	3.23%	3.23%
Year Built:	1947	
Approx. Building SF:	4,138	
Cost per Building SF:	\$688.74	
Approx. Lot SF:	6,500	
Zoning:	LAR3	
Parking:	6	

ANNUAL OPERATING DATA	CUR	RENT	MARKET			
Scheduled Gross Income:	\$133,680		\$133,680			
Less Vacancy Reserve:	(\$4,010)	3.00% *	(\$4,010)	3.00% *		
Gross Operating Income:	\$129,670	_	\$129,670	_		
Less Expenses:	(\$37,694)	28.20% *	(\$37,694)	28.20% *		
Net Operating Income:	\$91,976	_	\$91,976	_		
Less Debt Service:						
Pre-Tax Cash Flow:	\$91,976	3.23% **	\$91,976	3.23% *		
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* As a percentage of Scheduled Gross Income.	**As a percentage of Down Payment.

SCHEDL	JLED INCO	ME	CURR	ENT	MAR	MARKET		
No.	Beds /	Approx.	Monthly Avg.	Monthly	Monthly	Monthly		
of Units	Baths	Sq.Ft.	Rent / Unit	Income	Rent / Unit	Income		
2	3+2	-	\$3,995 \$7,990 \$3,9		\$3,995	\$7,990		
1	2+1	-	\$3,150	\$3,150 \$3,150		\$3,150		
Monthl [,]	y Schedule	ed Rent:		\$11,140		\$11,140		
Other In	ncome:							
Monthl	y SGI:				\$11,140			
Annual SGI:			\$133,680 \$133			\$133,680		

ALL CASH
Loan:
Interest:
Interest Type:
Term (Yrs.):
Amortization (Yrs.):
Other Terms:

HIGHLIGHTS

Property

- * All units delivered vacant
- * Fully remodeled interiors
- * All units delivered furnished
- * Garage parking & open spaces

Location

- * Prime Westwood location
- * Adjacent to B. Hills & West L.A.
- * Beautiful tree lined street
- * Excellent rental market

ESTIMATED	ANNUA	L EXPENSES
Tax Year	2021	
Tax Rate	1.25%	\$35,625
Insurance (I	New)	\$2,069
Total Exper	ises:	\$37,694
Per Gross S	q. Ft.:	\$9.11
Expenses P	er Unit:	\$12,564.67

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PROPERTY ADDRESS					CITY STATE ZIP CODE					
1575 Manning Avenue						Los Angeles CA			90024	
TOTAL # OF UNITS # OF VACANT UNITS			TUNITS		# OF FURNISHED UNITS			# OF SECTION	ON 8 UNITS	
3		2				0			0	
APT#	TENANT'S NAME	BEDS/	BATHS	SQ. FT.	RENTS	NOTES	NOTES		SEC8 Y/N	CONCESSIONS
1575		2	1		\$3,150.00	Vacant			N	
1577		3	2		\$3,995.00	Vacant			N	
1579		3	2		\$3,995.00	Vacant			N	
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MONT	THLY RENTAL INCOME:				\$11,140.00					
	THLY LAUNDRY INCOME:				\$0.00	1				
	THLY GARAGE INCOME:				\$0.00	1				
	THLY OTHER INCOME:				\$0.00	1				
	L GROSS MONTHLY INCOME:				\$11,140.00	1				
						1				
ALL CO	OLUMNS & SECTIONS MUST BE CO	OMPLE:	TED							
	utilities are included in rent?					Is the property subject to rent control?	YES	X NO		
	Electricity		Gas				l			
				If YES, what is the current allowable incre	ease per annum?					
	Cable	Х	Water				•			
					What has been your average monthly occupancy rate over					
	the preceding 12 Months?									
						-				•
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