



Raymond A. Rodriguez  
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2075 E. Imperial Hwy, Los Angeles, CA 90059

6 Units

SUMMARY	CURRENT	MARKET
<b>Purchase Price:</b>	<b>\$1,185,000</b>	
Down Payment: 35%	\$414,750	
Number of Units:	6	
<b>Cost per Legal Unit:</b>	<b>\$197,500</b>	
<b>Current GRM:</b>	<b>11.67</b>	<b>9.56</b>
<b>Current CAP:</b>	<b>5.23%</b>	<b>7.07%</b>
Year Built:	1929	
Approx. Building SF:	6,099	
<b>Cost per Building SF:</b>	<b>\$194.29</b>	
Approx. Lot SF:	18,686	
Zoning:	LARD2	
Parking:	Garage & Open Lot	

PROPOSED FINANCING	
Loan:	\$770,250
Interest:	3.50%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
<b>Scheduled Gross Income:</b>	<b>\$101,544</b>	<b>\$123,960</b>
Less Vacancy Reserve:	(\$3,046) 3.00% *	(\$3,719) 3.00% *
<b>Gross Operating Income:</b>	<b>\$98,498</b>	<b>\$120,241</b>
Less Expenses:	(\$36,499) 35.94% *	(\$36,499) 29.44% *
<b>Net Operating Income:</b>	<b>\$61,998</b>	<b>\$83,742</b>
Less Debt Service:	(\$41,505)	(\$41,505)
<b>Pre-Tax Cash Flow:</b>	<b>\$20,493</b> 4.94% **	<b>\$42,237</b> 10.18% **
Plus Principal Reduction:	\$14,782	\$14,782
<b>Total Return Before Taxes:</b>	<b>\$35,275</b> 8.51% **	<b>\$57,019</b> 13.75% **

\* As a percentage of Scheduled Gross Income. \*\*As a percentage of Down Payment.

HIGHLIGHTS
<b>Property</b>
* Excellent unit mix
* Potential owner user investment
* Large lot & yard w/ vacant 3+2
* Roughly 21.9% rental upside
<b>Location</b>
* Strong rental market
* Central Los Angeles location
* Convenient access to 105 & 110
* Opportunity Zone & TOC Tier 3!

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
4	1+1	-	\$1,178	\$4,712	\$1,450	\$5,800
1	3+1.5 HM	-	\$1,600	\$1,600	\$2,295	\$2,295
1	3+2 HM	-	\$2,150	\$2,150	\$2,150	\$2,150
<b>Monthly Scheduled Rent:</b>				<b>\$8,462</b>	<b>\$10,245</b>	
Laundry Income:					\$85	
Other Income:						
<b>Monthly SGI:</b>				<b>\$8,462</b>	<b>\$10,330</b>	
<b>Annual SGI:</b>				<b>\$101,544</b>	<b>\$123,960</b>	
<b>Utilities Paid by Tenant:</b>			Homes: Electricity & Gas	Units: Gas		

ESTIMATED ANNUAL EXPENSES		
Tax Year	2019	
Tax Rate	1.25%	\$14,813
Insurance (New)	\$3,050	
Maint. / Repairs	\$3,600	
Utilities	\$7,020	
Rubbish	\$1,500	
Misc. / Reserves	\$1,500	
Off-Site Mgmt.	\$5,017	
<b>Total Expenses:</b>	<b>\$36,499</b>	
<b>Per Gross Sq. Ft.:</b>	<b>\$5.98</b>	
<b>Expenses Per Unit:</b>	<b>\$6,083.20</b>	

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PROPERTY ADDRESS					CITY		STATE	ZIP CODE	
2075 E. Imperial Hwy					Los Angeles		CA	90059	
TOTAL # OF UNITS		# OF VACANT UNITS			# OF FURNISHED UNITS			# OF SECTION 8 UNITS	
6		1							
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS	
1	2077-1.5	3	2.0	\$2,150.00	Vacant   Rear House				
2	2077-2	3	1.5	\$1,600.00	Front House With Garage				
3	2075-1	1	1	\$1,412.00			Y		
4	2075-2	1	1	\$1,450.00	Owner Occupied				
5	2075-3	1	1	\$1,000.00					
6	2075-4	1	1	\$850.00					
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MONTHLY RENTAL INCOME:				\$8,462.00					
MONTHLY LAUNDRY INCOME:				\$0.00					
MONTHLY GARAGE INCOME:				\$0.00					
MONTHLY OTHER INCOME:				\$0.00					
TOTAL GROSS MONTHLY INCOME:				\$8,462.00					

**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent?

<input checked="" type="checkbox"/> Electricity (Fourplex Only)	<input type="checkbox"/> Gas
<input checked="" type="checkbox"/> Garbage	<input type="checkbox"/> Heat
<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Water

Is the property subject to rent control? YES  NO

If YES, what is the current allowable increase per annum?

What has been your average monthly occupancy rate over the preceding 12 Months?

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