



North Hollywood, CA 91606

Summary	Current	Market	Financing
Price:	\$1,875,000	\$1,875,000	Proposed Financing First Loan Amount: \$937,500 Terms: 30 Year Principal + Interest Interest rate: 4.25%
Down Payment: 50%	\$937,500	\$937,500	
Number of Units:	4		
Cost per Unit:	\$468,750		
Current GRM:	17.49	16.54	
Current CAP:	3.84%	4.16%	 
Year Built:	2015		
Approx. Lot Size:	7,754		
Approx. Building Area:	4,130		
Price per Building SF:	\$241.81		

Annualized Operating Data	Current Rents	Market Rents
Scheduled Gross Income:	\$ 107,220	\$ 113,340
Less Vacancy Rate Reserve:	\$ (3,217) 3.0% *	\$ (3,400) 3.0% *
Gross Operating Income:	\$ 104,003	\$ 109,940
Less Expenses:	\$ (31,957) 30% *	\$ (31,957) 28% *
Net Operating Income:	\$ 72,047	\$ 77,983
Less Loan Payments:	\$ (55,343)	\$ (55,343)
Pre-Tax Cash Flow:	\$ 16,704 1.8% **	\$ 22,640 2.4% **
Plus Principal Reduction:	\$ 15,499	\$ 15,499
Total Return Before Taxes:	\$ 32,203 3.4% **	\$ 38,140 4.1% **
* As a percent of Scheduled Gross Income ** As a percent of Down Payment		

Scheduled Income		Current Rents		Market Rents		Annualized Expenses	
No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Avg. Monthly Rent/ Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	
1	2+2.5	1010	\$2,450.00	\$ 2,450	\$ 2,450	\$ 2,450	Taxes 1.25% \$ 23,438
1	2+2.5	1,050	\$2,145.00	\$ 2,145	\$ 2,400	\$ 2,400	Insurance \$ 1,879
1	2+3	1,051	\$2,145.00	\$ 2,145	\$ 2,400	\$ 2,400	Maintenance & Repairs \$ 2,500
1	2+2.5	1,009	\$2,195.00	\$ 2,195	\$ 2,195	\$ 2,195	On-Site Management \$ -
* Separate Meters for Electric, Gas and Electric * Two Parking Spaces p/ Unit, Tankless Water Heater * All Townhouse Units With Central Air, SS Appliances							
Total Scheduled Rent:				\$ 8,935		\$ 9,445	Off-Site Management \$ -
Laundry:				\$ -		\$ -	Utilities \$ 500
Other Income:				\$ -		\$ -	Pest Control \$ -
Monthly Scheduled Gross Income:				\$ 8,935		\$ 9,445	Phone Lines/Fire Monit \$ 2,500
Annual Scheduled Gross Income:				\$ 107,220		\$ 113,340	Rubbish \$ -
							License & City Fees \$ 300
							Landscape \$ 840
*Total Expenses:							\$ 31,957
Per Net Sq. Ft.:							\$ 4.12
Expenses Per Unit:							\$ 7,989



Call/Text for Availability
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