

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

Summary	Current	Proposed Financing		
Price	\$ 2,495,000.00	First Loan Amt.	70%	\$ 1,746,500.00
Down Payment	\$ 748,500.00	Second Loan Amount		
Number of Units	4	Down Payment %	30%	\$ 748,500.00
Cost per Unit	\$ 623,750.00	Annual Payment (P&I) - 1st	5.25%	(\$115,730.85)
Capitalization Rate	5.26%	Annual Payment (P&I) - 2nd		
Current GRM	13.0	Monthly Payment (P&I) - 1st		(\$9,644.24)
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)		\$ (91,691.25)
Cost per Net RSF	\$ 586.23	Monthly IO (1st Year)		\$ (7,640.94)

Estimated Annualized Operating Data

	Current Rates	%	Est. Market Rents	%
Potential Gross Income (PGI)	\$ 192,000.00		\$ 192,000.00	
Less Vacancy Rate *	3,840.00	2%	\$ 3,840.00	2%
Effective Gross Income (EGI)	188,160.00		\$ 188,160.00	
Operating Expenses *	\$ 56,947.13	30%	\$ 56,947.13	30%
Net Operating Income (NOI)	131,212.87		\$ 131,212.87	
Less: Debt Service	(\$115,730.85)		(\$115,730.85)	
Pre-Tax Cash Flow **	15,482.02	2%	\$ 15,482.02	2%
Plus Principal Reduction	\$ -	0%	\$ -	0%
Total Return Before Tax **	15,482.02	2%	\$ 15,482.02	2%

* As a percent of Scheduled Gross Income

** As a percent of Down Payment

Potential Gross Income

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	
4	3+2.5	\$ 4,000.00	\$ 16,000.00	\$4,000.00	\$ 16,000.00	New Property Taxes	\$ 29,625.13
		#DIV/0!			\$ -	Insurance	\$ 5,500.00
		#DIV/0!			\$ -	Repairs/Maintenance	\$ 5,000.00
					\$ -	Pest Control	\$ 900.00
					\$ -	Landscaping	\$ -
					\$ 16,000.00	Water & Electricity	\$ 7,500.00
					\$ -	Gas	\$ -
					\$ 16,000.00	HCIDLA	\$ 1,500.00
					\$ 192,000.00	Lic/Fees/Permits	\$ 500.00

Property Highlights

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



Proforma Analysis

						Total Expenses	\$ 56,947.13
						Per Net Sq. Ft	\$ 13.38
						Expenses Per Unit	\$ 14,236.78

Ash Joshi

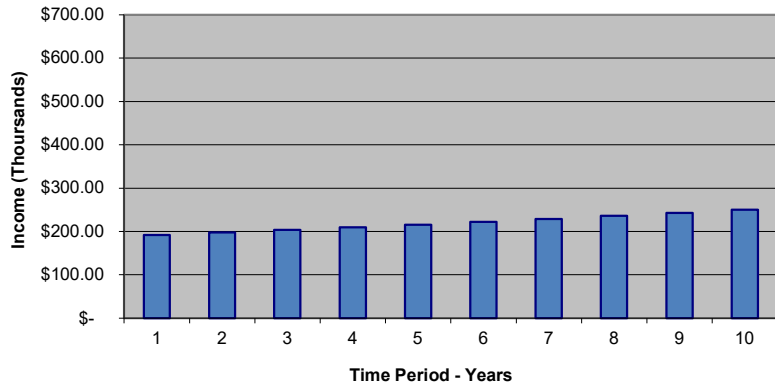
Capital Realty Solutions Inc.

14852 Ventura Blvd., Ste # 112, Sherman Oaks, CA 91403

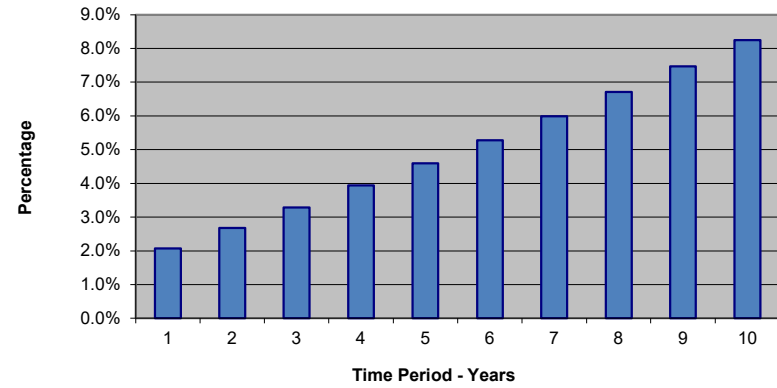
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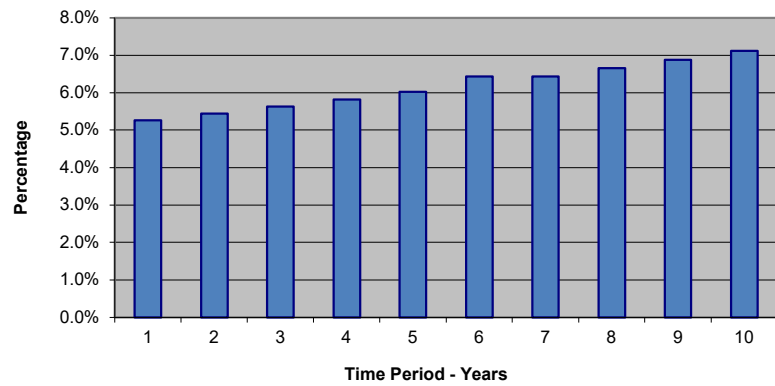
Potential Gross Income Projection



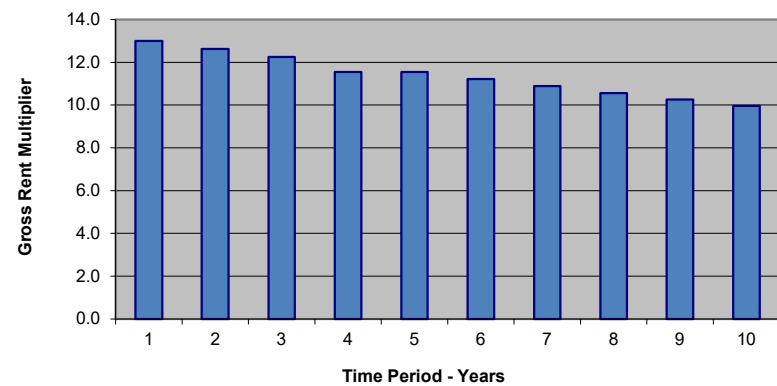
Cash-on-Cash Return



Capitalization Rate



Gross Rent Multiplier



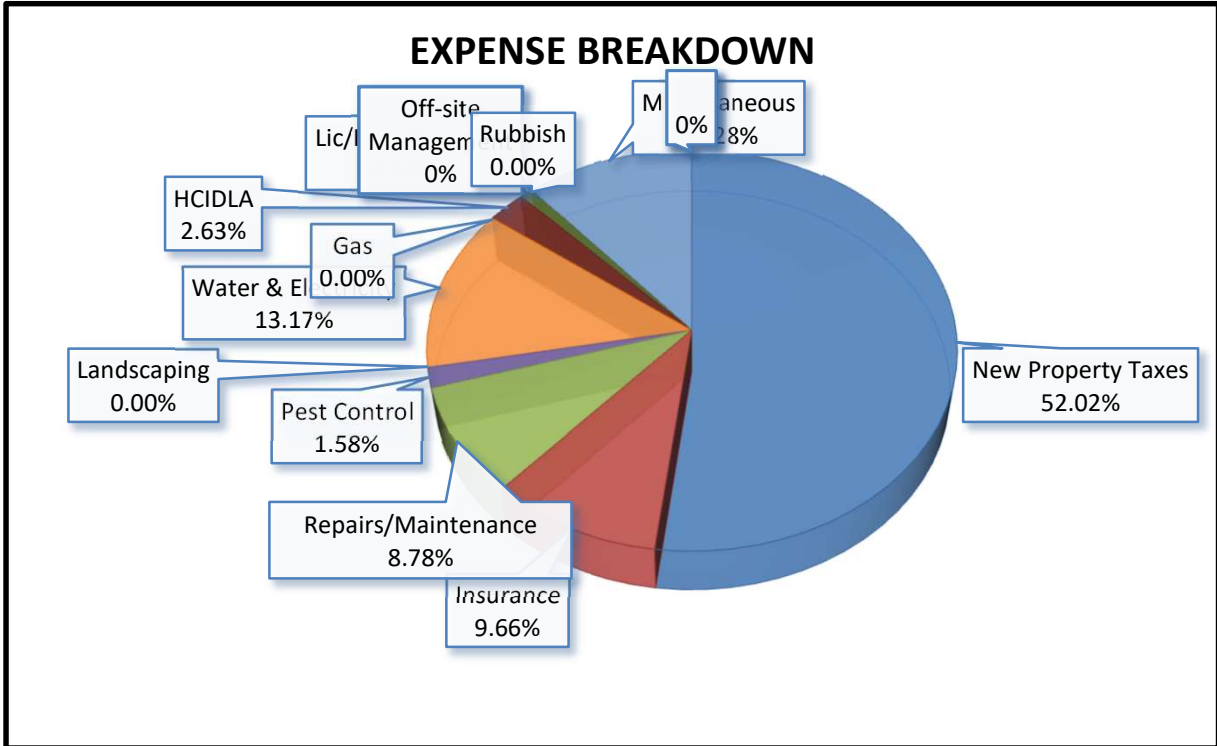
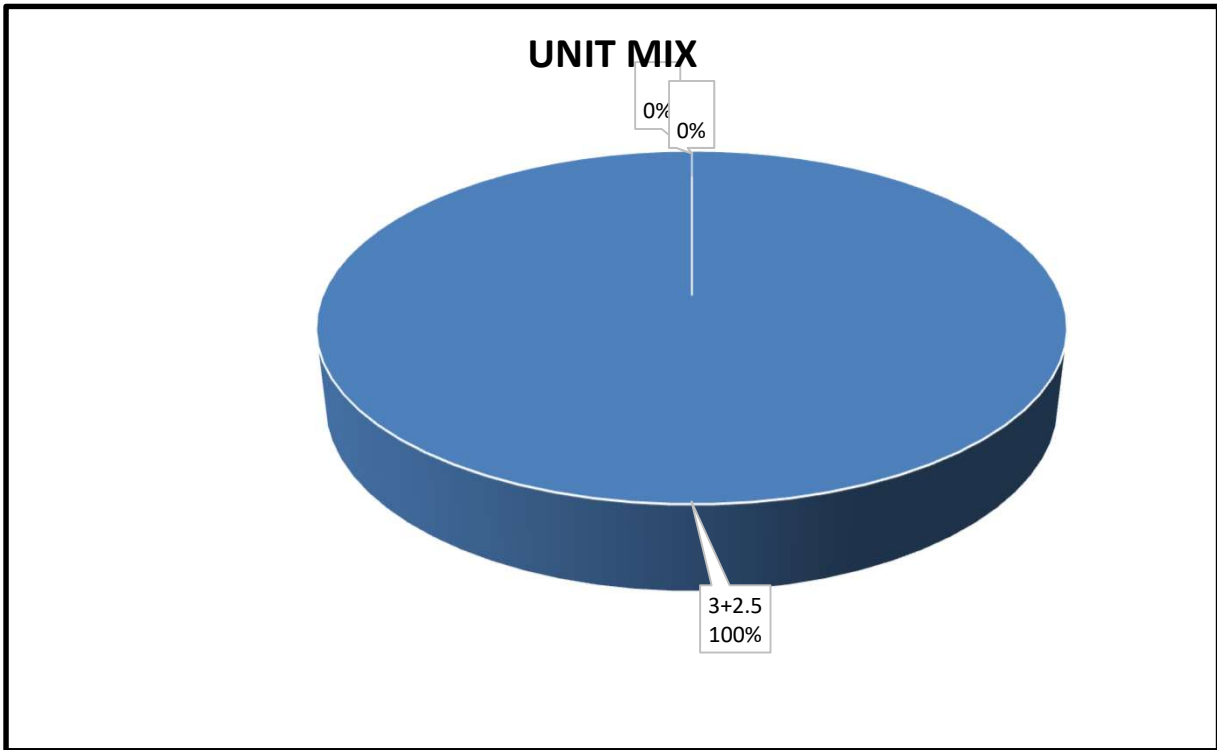
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