6-UNIT MULTI-FAMILY APARTMENT BUILDING WITH CONDO TRACT MAP ~ POSITIVE CASH + UPSIDE

13632-13636 CERISE AVE., HAWTHORNE, CA 90250

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DISCLAIMER

All statements contained herein other than the statements of historical fact, including statement regarding our future results of operations and financial position, our business strategy and plans, and our objectives for future operations, are looking-forward statements. The words "believe", "may", "estimate", "continue", "anticipate", "intend", "expect", and similar expressions are intended to identify forward-looking statements. We have based these forward-looking statements largely on our current expectations and projections about future events and trends that we believe may affect out financial condition, results of operations, real estate law and taxation matters, sale of parcels, rental of homes and other operations within the asset held which are subject to execution risk and proper financing risks. These statements are only predictions and involve known and unknown risks, uncertainties, and other factors, including those discussed under "Risk Factors" provided in our Private Placement Offering Memorandum ("PPM"). Any forward-looking statements contained in this presentation speak only as of its date. Moreover, we operate in a very competitive and rapidly changing environment and one that involves risks related to real estate prices, building development, city timelines and other operations. New risks emerge from time to time. It is not possible for our management to predict all risks, nor can we assess the impact of all factors on our business or the extent to which any factor, combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements we may make. In light of these risks, uncertainties and assumptions, the future events and trends discussed in this presentation may not occur and actual results could differ materially and adversely from those anticipated or implied in the forward-looking statements. More detailed information about the opportunity are found in our PPM and investors are urged to read these documents included therein.

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INVESTMENT OFFERING

Property Overview:

•Address: 13632-13636 Cerise Ave., Hawthorne, CA 90250

•Property Type: 6 Condominiums sold as a Multi-Family Residential

•Total Units: 6 Units

•Total Building Size: Approximately 4,970 sq. ft. (Total of 6 Units Per Record)

•Total Lot Size: Approximately 19,529 sq. ft. (per record)

•Unit Mix: 6 - two-bedroom + 1-bathroom units

Investment Highlights:

1.Prime Location: Located in the transitional Hawthorne, CA, that has been going through development and gentrification over the last 5-10 years. This property benefits from a strategic location with proximity to major highways, public transportation, schools, and shopping centers.

2.Income Potential: Investor can increase rents on 3 out of the 6 units to increase the return on investment.

OR

An investor can sell each unit individually for a higher return on investment.

3. Stable Rental Market: Hawthorne has a stable rental market with a strong demand for housing, making this property a solid investment choice and further stabilized via regular tenancy leases.

4. Diverse Local Economy: Hawthorne benefits from a diverse local economy with opportunities in retail, healthcare, education, and manufacturing, ensuring a steady pool of potential tenants.

5. Low Vacancy Rates: The property has historically maintained low vacancy rates due to its attractive location and well-maintained units.

6. Development Potential: With .44 of an acre of land there is potential of development for a higher density. Please check with the City of Hawthorne and or your desired professionals.

Financial Information:
- Current Rental Income: $197,244.48
- Expenses: $69,233.37 (doesn’t include debt service)

Opportunity for Value Enhancement:
- Rent at market rates
- Increase rents and other fees allowed by lease and/or State/City guidelines.
- Use Cash Flow to invest back into property and capital improvements to increase value and cash flow.

Offering Details:
- Asking Price: $2,499,500.

FINANCIAL ANALYSIS

FINANCIALS

PURCHASE PRICE	$2,499,500.00
DOWN PAYMENT	$ 1,199,760.00
FIRST LOAN AMOUNT	$1,299,740.00
DOWN PAYMENT PERCENTAGE	48%
ESTIMATED LOAN INTEREST RATE	6.250%
PROPERTY TAX RATE	1.21175%
AMORTIZATION YEARS	30

PURCHASE PRICE		$ 2,499,500.00
DOWN PAYMENT 35%		$ 1,199,760.00
INTEREST RATE		6.250%
INCOME:		
MONTHLY INCOME	$	16,437.04
YEARLY INCOME	$	197,244.48
EXPENSES:		
INSURANCE (EST)	$	6,000.00
REPAIR/MAINTENANCE	$	3,500.00
GARDENING	$	1,200.00
POWER	$	28.49
PROPERTY TAX ON PURCHASE 1.25%	$	30,287.77
RESERVES @300/MO	$	3,000.00
MANAGEMENT FEE 4%	$	7,889.78
TRASH	$	4,200.00
WATER	$	7,200.00
VACANCY 3%	$	5,917.33
TOTAL EXPENSES	$	69,223.37
NOI	**$**	**128,021.11**
DEBT SERVICE 30 YEAR AMORTIZATION AT 6.25%	$	96,032.67
GROSS RATE MULTIPLIER		12.67
CAP RATE		5.12%
DSCR		1.333

DISCLAIMERS:

*EXPENSES ARE SUBJECT TO MARKET CHANGES

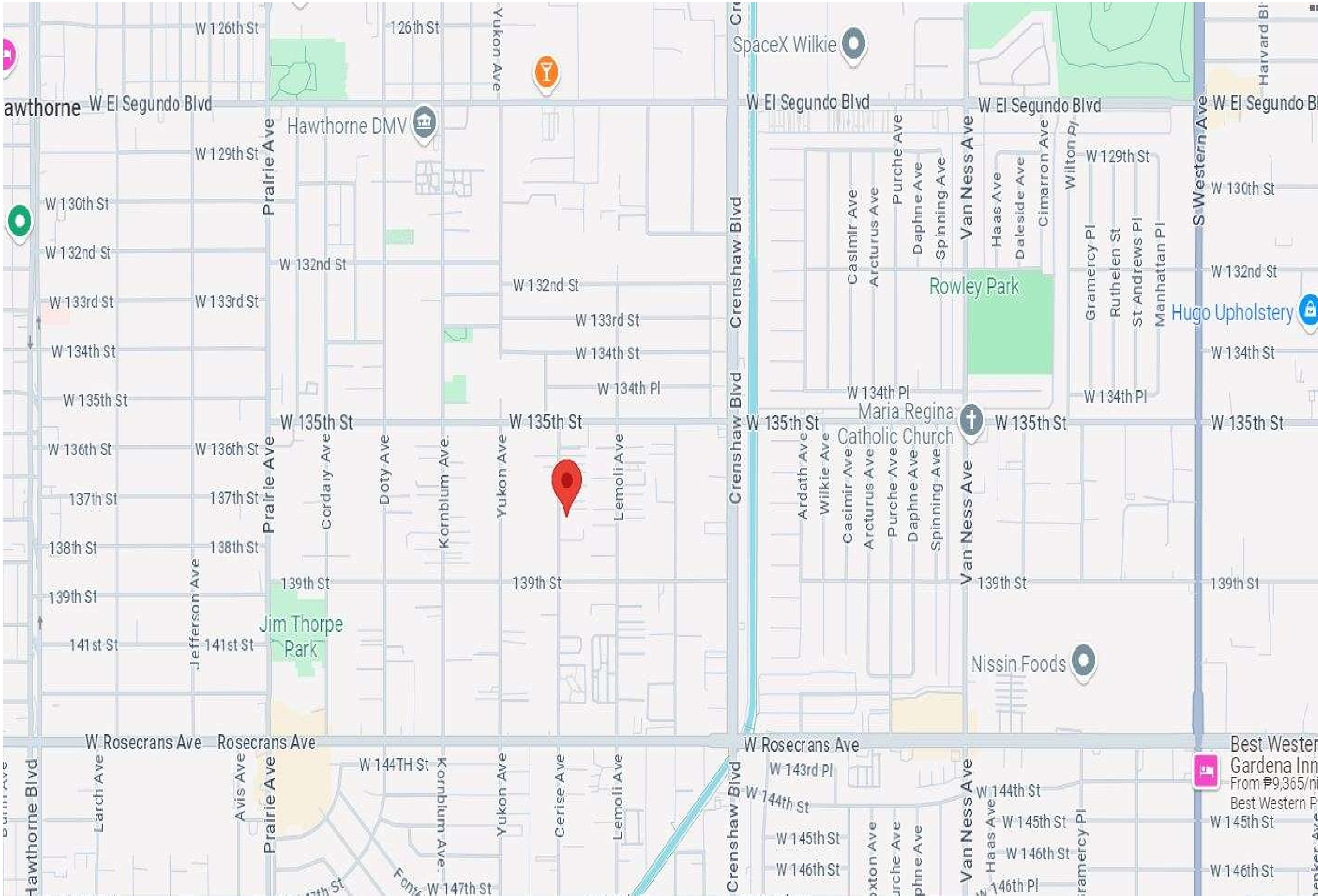
**INVESTOR TO VERIFY AND COMPLETE THEIR OWN DUE DILIGENCE

RENT ROLL

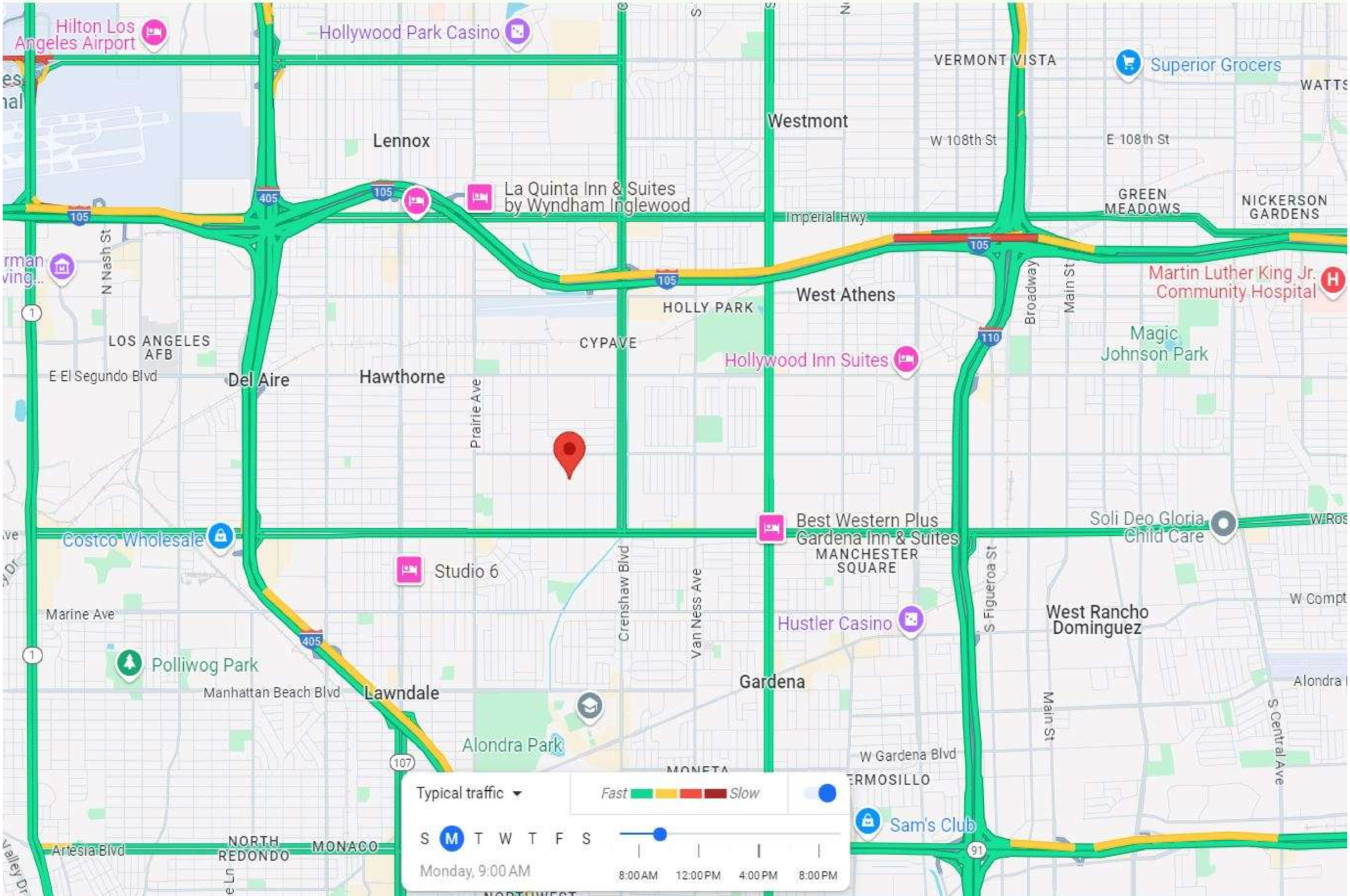
UNIT COUNT	UNIT #	# BEDS	# BATHS	STATUS	LEASE START	LEASE END	EST. SQFT	CURRENT RENT	SECURITY DEPOSIT	PAST DUE	RENT AFTER 5% ESCALATION
1	13636	2	1	OCCUPIED	12/1/09	10/30/10	830	$ 2,206.62	$ 1,295.00	$ -	$ 2,316.95
2	13636.5	2	1	LEASING	6/1/26	5/31/27	830	$ 2,950.00	$ 2,950.00	$ -	$ 3,097.50
3	13632	2	1	OCCUPIED	11/1/25	10/31/26	820	$ 2,950.00	$ 2,950.00	$ -	$ 3,097.50
4	13632.5	2	1	OCCUPIED	11/1/25	10/31/26	830	$ 3,095.00	$ 3,095.00	$ -	$ 3,249.75
5	13634	2	1	OCCUPIED	9/1/08	7/31/08	830	$ 2,234.66	$ 1,250.00	$ -	$ 2,346.39
6	13634.5	2	1	OCCUPIED	8/24/19	9/24/20	830	$ 3,000.76	$ 1,250.00	$ -	$ 3,150.80
TOTAL		12	6					$16,437.04	$12,790.00	$ -	$ 17,258.89

MAPS & AERIALS

MAP LOCATION



LIVE TRAFFIC MAP



PROPERTY PHOTOS

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2020 Population	158,046	753,410	2,671,779
2024 Population	153,232	729,008	2,530,002
2029 Population Projection	148,576	706,560	2,440,906
Annual Growth 2020-2024	-0.8%	-0.8%	-1.3%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.7%
Median Age	37.6	38.2	37.4
Bachelor's Degree or Higher	21%	28%	28%
U.S. Armed Forces	108	487	1,623

Households

	2 mile	5 mile	10 mile
2020 Households	53,004	252,102	864,448
2024 Households	51,010	242,592	819,238
2029 Household Projection	49,357	234,704	790,049
Annual Growth 2020-2024	0.6%	0.4%	0.3%
Annual Growth 2024-2029	-0.6%	-0.7%	-0.7%
Owner Occupied Households	17,753	102,259	325,562
Renter Occupied Households	31,604	132,445	464,487
Avg Household Size	2.9	2.9	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending…	$1.6B	$8.3B	$27.7B

THIS INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.

Income

	2 mile	5 mile	10 mile
Avg Household Income	$87,092	$102,634	$100,458
Median Household Income	$68,608	$75,640	$73,046
< $25,000	8,067	42,536	151,297
$25,000 - 50,000	10,402	40,443	143,734
$50,000 - 75,000	9,522	37,524	123,904
$75,000 - 100,000	7,504	30,915	101,929
$100,000 - 125,000	5,361	24,224	79,085
$125,000 - 150,000	3,370	16,920	52,859
$150,000 - 200,000	3,498	20,409	69,619
$200,000+	3,288	29,619	96,811

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