

Rent Roll, GRM & Cap Rate Analysis  
 6236 Arroyo Glen St.  
 Los Angeles, CA 90042

Rent-Roll  
 6/12/2026

Unit #	Bed/Bath	Last Rent Increase Date	Actual Monthly Rent	Proforma Monthly Rent
1	2/1	11/1/2025	\$ 1,541	\$ 2,500
2	1/1	11/1/2025	\$ 1,098	\$ 2,100
3	2/1	11/1/2025	\$ 1,290	\$ 2,500
4	3/1	Vacant	\$ 3,500	\$ 3,500
Total Gross Monthly Schedule Income:			<u>\$ 7,429</u>	<u>\$ 10,600</u>
Total Gross Annual Schedule Income:			\$ 89,148	\$ 127,200
Less: Operating Expense:			\$ 13,500	\$ (13,500)
Net Operating Income:			\$ 102,648	\$ 113,700
Actual/Proforma Cap Rate (@\$925k):			<b>7.08%</b>	<b>7.84%</b>
Actual/Proforma GRM (@\$925k):			<b>10.38</b>	<b>7.27</b>