



Property Name <b>N/A</b>	No. Units <b>10</b>	Address <b>436 E. Market Street</b>	City <b>Long Beach</b>	State <b>CA</b>	
Price <b>\$2,500,000</b>	Cost/Unit <b>\$250,000</b>	GRM:Actual <b>12.55</b>	GRM:PF <b>10.26</b>	Approx. SqFt <b>7,480</b>	Lot Size <b>11,891</b>
Down Payment <b>\$1,100,000</b>	Percent Down <b>38.0%</b>	Cap Rate <b>4.87%</b>	Cap:PF <b>6.59%</b>	Cost/SqFt <b>\$334.22</b>	Approx. Age <b>1964/2024</b>

Proposed Financing				
1st Loan	Interest Rate	Payment	Terms	Monthly Pmt
<b>\$1,400,000</b>	<b>6.00%</b>	<b>\$8,394</b>	<b>Fixed for 5 years</b>	<b>\$8,394</b>

Annualized Operating Data				Estimated Expenses	
	Actual Rents		Market Rents		
Gross Scheduled Income	<b>\$199,200</b>		<b>\$243,720</b>	Taxes	<b>\$31,250</b>
Vacancy Allowance	3.0% <b>\$5,976</b>		<b>\$7,312</b>	Utilities	<b>\$7,200</b>
Gross Operating Income	<b>\$193,224</b>		<b>\$236,408</b>	Insurance	<b>\$8,900</b>
Operating Expenses	<b>\$71,571</b>		<b>\$71,571</b>	Janitorial	<b>\$1,800</b>
Net Operating Income (NOI)	<b>\$121,653</b>	1.21	<b>\$164,837</b>	Licenses/Permits	<b>\$800</b>
Debt Service (P+I)	<b>\$100,724</b>		<b>\$100,724</b>	Maintenance & Repair	<b>\$9,960</b>
Gross Spendable Income	<b>\$20,928</b>		<b>\$64,113</b>	Reserves	<b>\$2,000</b>
Plus: Principal Reduction	<b>\$27,224</b>		<b>\$27,224</b>	Professional Management	<b>\$9,661</b>
Total Return	<b>\$48,153</b>		<b>\$91,337</b>	Total Expenses	<b>\$71,571</b>
Cash on Cash Return	<b>1.90%</b>		<b>5.83%</b>	Expenses as % of SGI	<b>35.93%</b>
Total Return	<b>4.38%</b>		<b>8.30%</b>	Expenses/Unit/Yr	<b>\$7,157</b>
Cap Rate	<b>4.87%</b>		<b>6.59%</b>	Expenses/Foot/Yr	<b>\$9.57</b>
Gross Rent Multiplier	<b>12.55</b>		<b>12.31</b>		

Rent Roll				
Unit No.	Unit Mix	Current Rent	Market Rent	Additional Info
1	2bd/1bth <i>new ADU</i>	<b>\$1,950.00</b>	<b>\$2,150.00</b>	
2	2bd/1bth <i>new ADU</i>	<b>\$1,950.00</b>	<b>\$2,150.00</b>	
3	2bd/1bth	<b>\$1,495.00</b>	<b>\$1,995.00</b>	
4	2bd/1bth	<b>\$1,620.00</b>	<b>\$1,995.00</b>	
5	2bd/1bth	<b>\$1,585.00</b>	<b>\$1,995.00</b>	
6	2bd/1bth	<b>\$1,495.00</b>	<b>\$1,995.00</b>	
7	2bd/1bth	<b>\$1,640.00</b>	<b>\$1,995.00</b>	
8	2bd/1bth	<b>\$1,400.00</b>	<b>\$1,995.00</b>	
9	2bd/1bth	<b>\$1,795.00</b>	<b>\$1,995.00</b>	
10	2bd/1bth	<b>\$1,620.00</b>	<b>\$1,995.00</b>	
	Parking Income	<b>\$0.00</b>	<b>\$0.00</b>	<b>10 surface parking spaces</b>
	Laundry Income	<b>\$50.00</b>	<b>\$50.00</b>	
	Monthly Scheduled Gross Income	<b>\$16,600.00</b>	<b>\$20,310.00</b>	
	Annual Scheduled Gross Income	<b>\$199,200.00</b>	<b>\$243,720.00</b>	
	Rent Per Sq. Ft.	<b>\$2.22</b>	<b>\$2.72</b>	

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.