



Pabst, Kinney & Associates, Inc.
A Real Estate Brokerage and Property Management Company

Financial Analysis

Property Name	No. Units	Address		City	State
N/A	10	436 E. Market Street		Long Beach	CA
Price	Cost/Unit	GRM:Actual	GRM:PF	Approx. SqFt	Lot Size
\$2,410,000	\$241,000	12.10	9.89	7,480	11,891
Down Payment	Percent Down	Cap Rate	Cap:PF	Cost/SqFt	Approx. Age
\$1,000,000	41.5%	5.09%	6.89%	\$322.19	1964/2024

Proposed Financing				
1st Loan	Interest Rate	Payment	Terms	Monthly Pmt
\$1,410,000	6.00%	\$8,454	Fixed for 5 years	\$8,454

Annualized Operating Data			Estimated Expenses	
	<u>Actual Rents</u>	<u>Market Rents</u>		
Gross Scheduled Income	\$199,200	\$243,720	Taxes	\$30,125
Vacancy Allowance 3.0%	\$5,976	\$7,312	Utilities	\$7,200
Gross Operating Income	\$193,224	\$236,408	Insurance	\$8,900
Operating Expenses	\$70,446	\$70,446	Janitorial	\$1,800
Net Operating Income (NOI)	\$122,778	\$165,962	Licenses/Permits	\$800
Debt Service (P+I)	\$101,444	\$101,444	Maintenance & Repair	\$9,960
Gross Spendable Income	\$21,334	\$64,518	Reserves	\$2,000
Plus: Principal Reduction	\$27,419	\$27,419	Professional Management	\$9,661
Total Return	\$48,753	\$91,937		
Cash on Cash Return	2.13%	6.45%	Total Expenses	\$70,446
Total Return	4.88%	9.19%	Expenses as % of SGI	35.36%
Cap Rate	5.09%	6.89%	Expenses/Unit/Yr	\$7,045
Gross Rent Multiplier	12.10	11.94	Expenses/Foot/Yr	\$9.42

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

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.