

810-812 BELMONT AVENUE, LONG BEACH, CA—FINANCIAL INDICATORS

	CURRENT	PROJECTED
SCHEDULED GROSS INCOME	\$159,600.00	\$189,600.00
VACANCY RESERVE (2%)	\$3,192.00	\$3,792.00
GROSS OPERATING INCOME	\$156,408.00	\$185,808.00
TOTAL EXPENSES	\$60,208.00	\$65,731.00
PROPERTY TAXES	\$22,215.00	\$22,215.00
INSURANCE	\$7,195.00	\$7,771.00
REPAIRS	\$6,681.00	\$8,750.00
SUPPLIES	\$3,506.00	\$4,200.00
UTILITIES	\$9,121.00	\$9,851.00
LICENSES	\$1,117.00	\$1,120.00
CLEANING	\$4,226.00	\$5,250.00
MANAGEMENT (3%)	\$4,692.00	\$5,574.00
MISCELLANEOUS	\$955.00	\$500.00
CAPITAL RESERVE	\$500.00	\$500.00
NET OPERATING INCOME	\$96,200.00	\$120,017.00

BOTH COLUMNS SHOW BUYER'S NEW TAXES
 PROJECTED COLUMN SHOWS 8% PROJECTED INCREASE
 PROJECTED COLUMN SHOWS \$1,250/UNIT PROJECTED COST
 PROJECTED COLUMN SHOWS \$600/UNIT PROJECTED COST
 PROJECTED COLUMN SHOWS 8% PROJECTED INCREASE
 PROJECTED COLUMN SHOWS \$160/UNIT PROJECTED COST
 PROJECTED COLUMN SHOWS \$750/UNIT PROJECTED COST
 3% MANAGEMENT COST HAS BEEN ADDED TO CURRENT AND PROJECTED COLUMNS
 PROJECTED COLUMN SHOWS ESTIMATED COST
 BOTH COLUMNS SHOW PRORATED COST OF 20-YEAR ROOF

@ \$1,995,000	4.8% CAP RATE	6.0% CAP RATE
(\$285,000/UNIT)	12.5 GRM	10.5 GRM

IN ADDITION TO CURRENT EXPENSES, OWNER SPENT \$9,608 FOR
 CAPITAL IMPROVEMENTS IN 2025

RENT ROLL

810-A	2 BR/1 BA	\$1,895.00	\$2,300.00
810-B	2 BR/1 BA	\$1,795.00	\$2,300.00
810-C	2 BR/1 BA	\$1,895.00	\$2,300.00
810-D	2 BR/1 BA	\$2,000.00	\$2,300.00
812-A	STUDIO	\$1,395.00	\$1,475.00
812-B	1 BR/1 BA	\$1,595.00	\$1,850.00
812-C	3 BR/2 BA	\$2,500.00	\$3,000.00

ACCURACY OF ABOVE INFORMATION IS NOT WARRANTED. BUYER IS RESPONSIBLE
 FOR CONDUCTING ITS OWN INSPECTIONS OF THE PROPERTY, ITS CONDITION AND
 ITS BOOKS AND RECORDS.