3940 W 112th St. Inglewood CA 90303 : APN 4033 024 019

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Loan Information

List Price :		$ 1,750,000	LTV	57%	
Down Payment:	43%	$ 750,000	Principal	$1,000,000	
Number of Units:		7	Interest Rate	5.400%	
Cost Per Unit:		$ 250,000	Term	5	
Current GRM:		11.39	Amortization	30	
Market GRM:		9.58	Annual Pmt	$	67,104
Current CAP:		5.37%	Monthly Pmt	$	5,592
Market CAP:		6.99%	DCR		
Approximate Age:		1988			
Approximate Lot Size:		9,329			
Approximate Net RSF:		5,360			
Cost Per Net RSF:		$ 326.49			

Annualized Operating Data

	Rent as of 3/2026		Market Rents	
Scheduled Gross Income:	$ 153,624		$ 182,700	
Less: Vacancy Reserve:	$ 5,718	3.00%	$ 6,431	3.00%
Gross Operating Income:	$ 147,906		$ 176,269	
Less: Expenses:	$ 54,000	35.15%	$ 54,000	
Net Operating Income:	$ 93,906		$ 122,269	
Less: Loan Payments:	$ 67,104		$ 67,104	
Pre-Tax Cash Flow:	$ 26,802	3.57%	$ 55,165	7.36%
Plus: Principal Reduction:	$ 13,437		$ 13,437	
Total Return Before Taxes:	$ 40,239	5.37%	$ 68,602	9.15%

Scheduled Income

No. of Units	BDRMS/ BATHS	Avg Rent	Current Rents Monthly Rent/Unit	Current Rents Monthly Income	Market Monthly Rent/Unit	Market Monthly Income
4	1/1	$1,647	$1,530-$1,750	$ 6,595	$ 1,895	$ 7,580
2	2/2	$1,885	$1,850-$1,981	$ 3,800	$ 2,350	$ 4,700
1	3/2	$2,357	$2,357	$ 2,357	$ 2,795	$ 2,795

	Current	Market
Monthly Scheduled Gross Income:	$ 12,752	$ 15,075
Monthly Laundry, Parking, Late Fees Income:	$ 50	$ 150
Annual Scheduled Gross Income:	$ 153,624	$ 182,700

Utilities paid by Tenant: Indiv. Metered, Sep H20

Balcony upgrades - Passed Inspections

Annualized Expenses

New Tax Rate	1.320%	$ 22,750
Electric (Exerior Lights)	0.85%	$ 1,300
Water, Sewer	3.97%	$ 6,100
Gas (Laundry Rm Closed)	0.00%	$ -
Trash	3.38%	$ 5,200
Mgmt (On/Off), Cleaning	0.78%	$ 1,200
Maintenance & Repairs	3.42%	$ 5,250
Supplies	0.98%	$ 1,500
Lic**, Legal, Accounting	0.98%	$ 1,500
Pest Control	0.78%	$ 1,200
Insurance	4.23%	$ 6,500
Reserves	0.98%	$ 1,500
Total Expenses	35.15%	**$ 54,000**
Per Net Sq. Ft.		**$ 10.07**
Per Unit		**$ 7,714**

Roof Less than 10 Yrs Old, Copper Plumbing, Decking Replaced 2025, SB721 Compliant, Newly renovated rear patio and gardena area

Huge 14 Car Parking Area (Covered), 2 Spaces Per Unit. Very rate. Walking distance to Sofi Stadium (NFL), Intuit Stadium (NBA), Hollwood Park Casino, The Forum

Individual Gas and Electric Meters. Great Unit mix with 1,2,&3 Bedroom units. Very stable tenant profile.