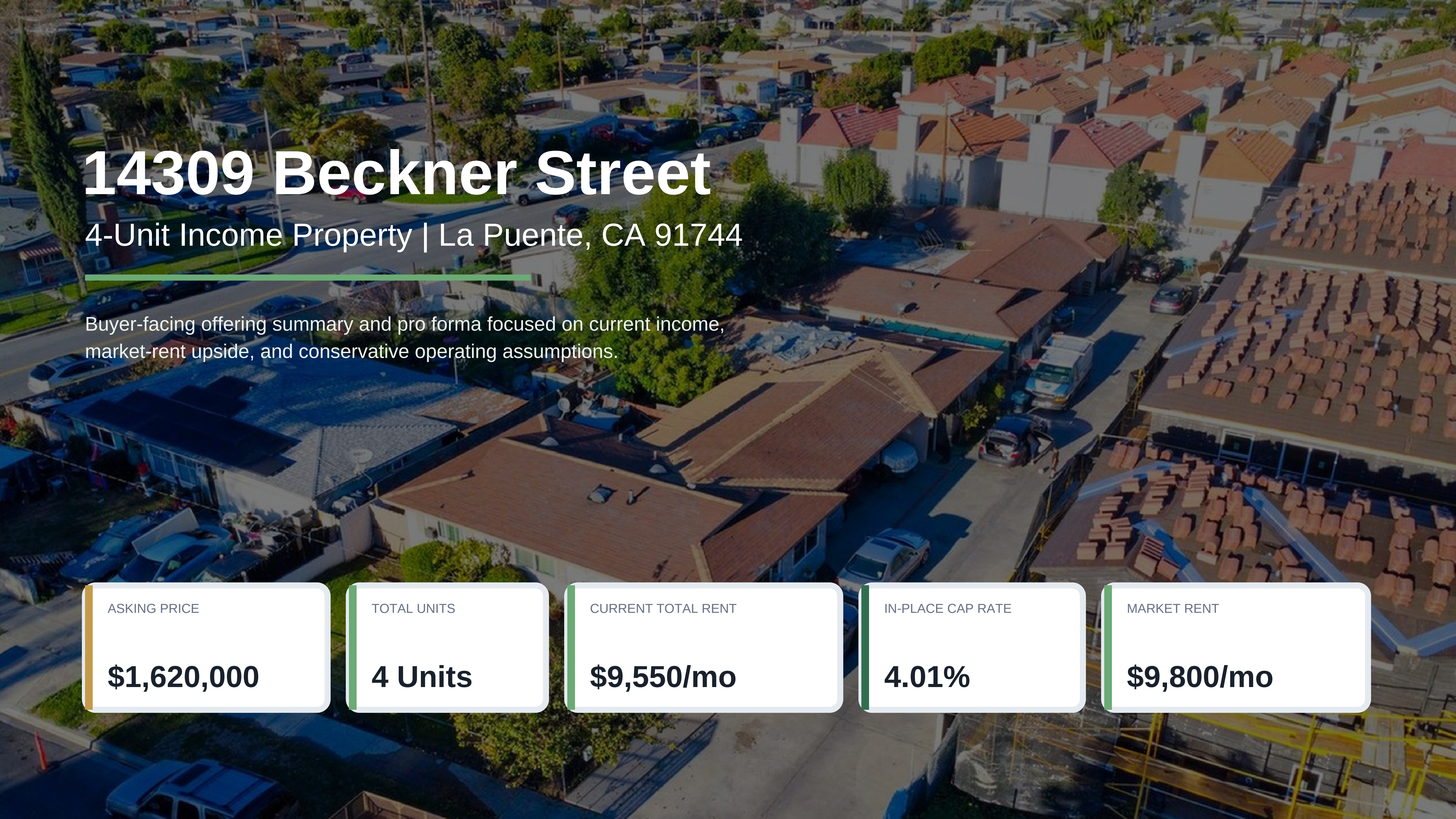


14309 Beckner Street

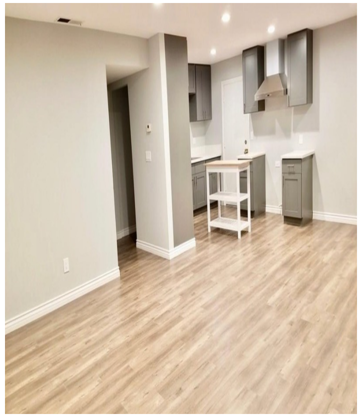
4-Unit Income Property | La Puente, CA 91744

Buyer-facing offering summary and pro forma focused on current income, market-rent upside, and conservative operating assumptions.

ASKING PRICE	TOTAL UNITS	CURRENT TOTAL RENT	IN-PLACE CAP RATE	MARKET RENT
$1,620,000	**4 Units**	**$9,550/mo**	**4.01%**	**$9,800/mo**

Property Snapshot

Renovated interiors, two-building layout, fully rented current income



Asset Profile

ADDRESS	14309 Beckner Street, La Puente, CA 91744
APN	8203017003
UNITS / BUILDINGS	4 units across 2 buildings
LOT SIZE	13,690 SF / 0.3143 acres
CONFIGURATION	Each unit: 3 beds / 1 bath / 2 carport parking spaces
RENOVATION	Recently upgraded interiors with LVP flooring, gray shaker cabinetry, quartz countertops, and modern range hoods
PARKING	2 carport parking spaces per unit; 8 total spaces, buyer to verify

Investment Thesis

All four units are now rented, creating stronger in-place income while renovated interiors support market-positioned rents over time.

Current Rent Roll

All four units rented; current scheduled rent is $9,550 per month

Unit Address	Status	Current Rent	Market Rent	Deposit
14309 Beckner St	Occupied	$2,450	$2,500	$4,400
14309 1/2 Beckner St	Occupied	$2,350	$2,400	$1,500
14311 Beckner St	Occupied	$2,350	$2,400	$1,500
14311 1/2 Beckner St	Occupied	$2,400	$2,500	TBD
Total	**100% occupied**	**$9,550**	**$9,800**	**Verify**

IN-PLACE	MARKET POTENTIAL
$114,600/yr	**$117,600/yr**

Market Rent Bridge

Pro Forma Operating Statement

Current in-place case with sale reassessment and recurring operating reserves

Income / Expense	In-Place	Market Potential
Gross Scheduled Rent	$114,600	$117,600
Vacancy & Collection Loss (5%)	$-5,730	$-5,880
Effective Gross Income	**$108,870**	**$111,720**
Total Operating Expenses	$-43,988	$-43,988
Net Operating Income	**$64,882**	**$67,732**
Cap Rate on $1.62M	4.01%	4.18%
Gross Rent Multiplier	14.14x	13.78x

Expense Detail

Property Taxes	**$20,250**
Insurance	**$3,600**
Water / Sewer	**$3,000**
Trash	**$1,800**
Gardener	**$1,800**
Repairs & Maint.	**$4,000**
Management	**$5,586**
Reserves	**$3,352**
Licenses / Misc.	**$600**

Market NOI

$67,732

CAP Rate Analysis

CAP rate = Net Operating Income / Purchase Price

IN-PLACE CAP RATE

4.01%

NOI $64,882 / Purchase Price $1,620,000

MARKET POTENTIAL CAP RATE

4.18%

NOI $67,732 / Purchase Price $1,620,000

Calculation Detail

Metric	In-Place	Market Potential
Gross Scheduled Rent	$114,600	$117,600
Less: Vacancy / Collection Loss	$-5,730	$-5,880
Effective Gross Income	$108,870	$111,720
Less: Operating Expenses	$-43,988	$-43,988
Net Operating Income	**$64,882**	**$67,732**
Purchase Price	$1,620,000	$1,620,000
CAP Rate	**4.01%**	**4.18%**

Buyer Reading

- In-place cap rate reflects the current $9,550/mo rent roll.
- Market potential assumes rent reaches $9,800/mo before the same expense load.
- Buyer should verify rent, deposits, expenses, and reassessed taxes during due diligence.

Buyer Highlights & Upside

Decision-ready view of near-term execution and longer-term upside

5-Year NOI Outlook

Core Buyer Story

- Current rent roll brings scheduled rent to $9,550/month.
- Fully occupied current rent roll gives buyer stronger income from day one.
- Renovated interiors support renter demand and reduce immediate capex pressure.

Market Upside Sensitivity

The provided Excel workbook includes a higher market case: $144,000 GPR, $110,950 NOI, and 6.85% cap. Treat this as upside sensitivity subject to rent, expense, and lender verification.