

**7025-7031 Vinevale Ave., Bell, California**
**Summary**

<b>Projected Price:</b>	<b>\$2,500,000</b>	
<b>Down Payment:</b>	<b>\$1,125,000</b>	45%
<b>Number of Units:</b>	<b>11</b>	
Current GRM:	34.8	
Market GRM:	34.8	
Current CAP:	0.2%	
Market CAP:	5.6%	
Cost Per Gross SF:	\$418.27	
Cost Per Unit:	\$227,273	
Year Built	1947	
Approx. Lot Size SF:	21,895	
Approx. Gross SF:	5,977	
Parking Spaces	7	

**Proposed Financing**

<b>First Loan Amount:</b>	<b>\$ 1,375,000</b>	55%
<b>Term:</b>	<b>30</b>	
<b>Rate:</b>	<b>5.50%</b>	
<b>Monthly Payment:</b>	<b>\$7,807</b>	
<b>DCR:</b>	<b>0.05</b>	

**Annualized Operating Data**

	Current Rents		Market Rents	
<b>Scheduled Gross Income:</b>	<b>\$ 71,904</b>		<b>\$ 212,400</b>	
Less Vacancy Rate Reserve:	\$ 2,157	3%	\$ 8,496	4%
Gross Operating Income:	\$ 69,747		\$ 203,904	
Less Expenses:	\$ (64,750)	90%	\$ (64,750)	30%
<b>Net Operating Income:</b>	<b>\$ 4,997</b>		<b>\$ 139,154</b>	
Less Loan Payments:	\$ (93,685)		\$ (93,685)	
Pre-Tax Cash Flow (\$ on \$ return):	\$ (88,688)	-7.9%	\$ 45,469	4.0%
Plus Principal Reduction:	\$ 18,982		\$ 18,982	
<b>Total Projected Return Before Taxes:</b>	<b>\$ (69,706)</b>	<b>-6.2%</b>	<b>\$ 64,451</b>	<b>5.7%</b>

**Scheduled Income and Rent Projection**

	Current Rents			Projection	2019 Actual Operating Expenses	
	Units	BD/ BA	Ave. Monthly Rent/Unit	Est. Market Rents Ave. Monthly Rent/Unit		
7027		House 2+1	\$1,045	\$2,100	<b>Annualized Expenses</b>	
7027 C		1+1	\$815	\$1,400		Insurance \$4,930
7027 D		1+1	\$1,350	\$1,400		Utilities \$11,121
7031		House 2+1	\$1,270	\$2,250		Taxes \$30,000
7031 1/2		Single	\$655	\$1,150		Maintenance \$14,540
7031 A		1+1	\$1,080	\$1,400		Gardener \$1,660
7031 B		1+1+	\$1,300	\$1,600		License and Permits \$329
7031 C		1+1+	\$760	\$1,600		Pest control \$700
7031 D		1+1	\$1,160	\$1,600		Auto and Travel \$470
7031 E		1+1+	\$1,080	\$1,600		Misc. \$1,000
7031 F		1+1+	\$1,225	\$1,600		
			\$11,740	\$17,700		
"1+1+" indicates larger unit				<b>Potential Rent Upside</b>	<b>50.8%</b>	

Total Scheduled Rent:		<b>Total Expenses:</b>	<b>\$64,750</b>
Laundry:	0	<b>Per Net Sq. Ft:</b>	<b>\$10.83</b>
RUBS Income	0	Per Unit:	\$5,886
Other Income: NSF/Late; parking garage	0		
<b>Monthly Scheduled Gross Income:</b>	<b>11,740</b>		
<b>Annual Scheduled Gross:</b>	<b>71,904</b>		

**NOTES:**

Current Rent Revenue and Expense based on seller provided information. (buyer to verify)

Proforma rents and other income subject to new management's ability to increase income.

New Taxes 2026 based on New Purchase Price.

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