INCOME & EXPENSE

Property Address:	11426 Gale Ave, Hawthorne CA 90250
Total Number of Units:	7
Total Rentable Square Foot:	4,766

Income	**Current (Annual)**	**Per Unit**	**Pro-Forma (Annual)**	**Per Unit**
Scheduled Rent Income	$152,940	$21,849	$162,660	$23,237
Other Income (Laundry)	$1,285	$184	$1,285	$184
GROSS POTENTIAL INCOME	$154,225	$22,032	$163,945	$23,421
Vacancy Factor @ 5%	$7,647	$1,092	$8,133	$1,162
EFFECTIVE GROSS INCOME	$146,578	$20,940	$155,812	$22,259
Expenses	**Current**	**Per Unit**	**Pro-Forma**	**Per Unit**
Taxes (Estimate @ 1.25% of $1.85M)	$23,125	$3,304	$23,125	$3,304
Insurance (Estimate Based on Actual)	$9,577	$1,368	$9,577	$1,368
Water & Sewer (Estimate Based on 2025)	$4,730	$676	$4,800	$686
Trash (Estimate Based on 2025)	$6,084	$869	$6,084	$869
Gas (Estimate Based on 2025)	$111	$16	$300	$43
Electric (Estimate Based on 2025)	$405	$58	$500	$71
Gardening and Grounds Keeping (Estimate Based on 2025)	$1,930	$276	$1,930	$276
Repairs & Maintenance (Estimate of $500/unit per year)	$3,500	$500	$3,500	$500
Reserves & Replacements (Estimate of $180/unit per year)	$1,260	$180	$1,260	$180
TOTAL EXPENSES	$50,722	$7,246	$51,076	$7,297
Expenses Per Unit	$7,246		$7,297	
Percentage of Effective Gross Income	34.60%		32.78%	
NET OPERATING INCOME	$95,856		$104,736	