

INCOME & EXPENSE

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

<u>Income</u>	<u>Current (Annual)</u>	<u>Per Unit</u>	<u>Pro-Forma (Annual)</u>	<u>Per Unit</u>
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
<u>Expenses</u>	<u>Current</u>	<u>Per Unit</u>	<u>Pro-Forma</u>	<u>Per Unit</u>
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	

This information has been obtained from sources believed to be reliable, and at the same time make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. The buyer must verify all information and bears all risk for any inaccuracies.