

968 S. New Hampshire

Incomes		
Unit #	Rooms	Rents
968	1	2,382.00
	2	1,224.00
	3	2,100.00
	4	1,535.00
	5	1,396.00
	6	2,200.00
Total (Monthly)		10,837.00

Expenses	
Sale Price	2,334,000
Property Tax	28,008.00
insurance	5,135.50
water & electricity	8,273.46
trash	-
gas for hot water only	1,680.00
Pest Control	500.00
landscaping	600.00
repairs & maintenance	4,000.00
other (including LAHD fees)	420.00
Total Opertaing Expenses	\$ 48,616.96

(50% of \$10,271: total insurance amount for 964 & 968 combined)

(monthly average \$140 x 12 months)

estimated

(\$100 x 12 months x 50%)

estimated

Listing Price \$2,334,000

	Actual
Gross Operating Income	130,044
Expenses	48,616.96
Net Operating Income	\$ 81,427.04
CAP rate	3.49%

	electric	water & sewer
12/31/24 - 3/3/25	135.2	1226.3
3/3/25 - 4/29/25		1,278.57
4/29/25 - 6/30/25	131.14	1313.05
6/30/25 - 8/27/25	129.84	1371.44
8/27/25 - 10/30/25	142.92	1104.23
10/30/25 - 1/2/26	163.31	1277.46

(missing the statement: electric & water combined \$1,278.57)

	gas
1/15/25 - 2/13/25	193.04
2/13/25 - 3/17/25	214.24
missing	
missing	
missing	
6/13/25 - 7/15/25	130.61
7/15/25 - 8/14/25	103.64
8/14/25 - 9/15/25	100.16
9/15/25 - 10/15/25	101.75
10/15/25 - 11/14/25	121.85
11/14/25 - 12/15/25	151.1