964 S. New Hampshire

Incomes

Unit #	Rooms	Rents
964	1	1,399.00
	2	1,238.00
	3	2,030.00
	4	1,331.00
	5	1,238.00
Total (Monthly)		7,236.00

Expenses

Expenses		
Sale Price	**1,556,000**	
Property Tax	18,672.00	
insurance	5,135.50	(50% of $10,271: total insurance amount for 964 & 968 combined)
water & electricity	7,588.16	
trash	-	
gas for hot water only	2,100.00	($175 monthly average X 12 months)
Pest Control	500.00	estimated
landscaping	500.00	($100 x 12 months x 50%)
repairs & maintenance	3,000.00	estimated
other (including LAHD fees)	350.00	
Total Opertaing Expenses	$ 37,845.66	

Listing Price $1,556,000

	Actual
Gross Operating Income	86,832
Expenses	37,845.66
Net Operating Income	$ 48,986.34
CAP rate	3.15%

	electric	water & sewer
12/31/24 - 3/3/25	140.57	1018.75
3/3/25 - 4/29/25	129.65	1026.83
4/29/25 - 6/30/25	137.72	1150.36
6/30/25 - 8/27/25	137.71	1102.49
8/27/25 - 10/30/25	144.74	1197.44
10/30/25 - 1/1/26	140.16	1261.74

	gas
1/15/25 - 2/13/25	216.78
2/13/25 - 3/17/25	242.6
missing	
missing	
missing	
6/13/25 - 7/15/25	139.05
7/15/25 - 8/14/25	125.61
8/14/25 - 9/15/25	112.07
9/15/25 - 10/15/25	130.7
10/15/25 - 11/14/25	151.49
11/14/25 - 12/15/25	206.33