

Rent Roll, GRM & Cap Rate Analysis
 6236 Arroyo Glen St.
 Los Angeles, CA 90042

Rent-Roll
 6/16/2026

Unit #	Bed/Bath	Move-In Date	Last Rent Increase Date	Actual Monthly Rent	Proforma Monthly Rent
1	2/1	3/26/2010	11/1/2025	\$ 1,541	\$ 2,500
2	1/1	3/7/2013	11/1/2025	\$ 1,098	\$ 2,100
3	2/1	5/16/2011	11/1/2025	\$ 1,290	\$ 2,500
4	3/1		Vacant	\$ 3,500	\$ 3,500
Total Gross Monthly Schedule Income:				<u>\$ 7,429</u>	<u>\$ 10,600</u>
Total Gross Annual Schedule Income:				\$ 89,148	\$ 127,200
Less: Operating Expense:				<u>\$ (13,500)</u>	<u>\$ (13,500)</u>
Net Operating Income:				\$ 75,648	\$ 113,700
Actual/Proforma Cap Rate (@\$925k):				8.18%	12.29%
Actual/Proforma GRM (@\$925k):				10.38	7.27

Bonus: At the basement, there is also a Studio with a Bathroom which is not included as one of the units. (Estimated Additional \$1,000 per month)