Financial Breakdown for 3634 Lanfranco St.

Income:

- Unit #3636 1/2 (3 Bed / 1 Bath): $2,777/mo (2-story unit)
- Unit #3634 (2 Bed / 1 Bath): $2,163/mo (1-story unit)
- Unit #3636 1/4 (2 Bed / 1 Bath): $2,005/mo (2-story unit)
- Unit #3636 (3 Bed / 2 Bath): $927/mo (Significantly under market, 2-story unit)
- Total Monthly Gross Income: $7,872
- Total Annual Gross Income (GSI): $94,464

Estimated Expenses (Annual):

- Water: $5,400 ($450/mo paid by landlord)
- Gas/Electric/Trash: $0 (Separately metered, paid by tenants)
- Taxes: ~$14,340 (Estimated at 1.2% of a $1.195M purchase price)
- Insurance: ~$3,500
- Maintenance/Repairs (Est. 5%): ~$4,723
- Vacancy factor (Est. 3%): ~$2,833
- Total Estimated Annual Expenses: ~$30,796

Net Operating Income (NOI):

- Gross Income ($94,464) - Expenses ($30,796) = ~$63,668 Actual NOI

Key Pricing Metrics

- Actual Cap Rate: 5.33% (A 5%+ going-in Cap Rate is highly attractive in the current LA market for 4-units).
- Gross Rent Multiplier (GRM): 12.6 (Excellent for East LA; standard is currently between 12.5 and 14).
- Pro-Forma Upside: Unit #3636 (the 3+2) is vastly under market at $927. Market rent for a 3/2 in 90063 is easily $ 2,800 or more. If a buyer eventually brings that unit to market rate, the Annual Gross Income jumps to roughly $116,940, pushing the Pro-Forma Cap Rate to over 7.2%.