

# RENT ROLL & PROPERTY OVERVIEW

18544 Bryant Street | Northridge, CA 91324

## RENT ROLL

| UNIT / ADDRESS       | UNIT MIX       | OCCUPANCY                          | CURRENT / MO    | PRO FORMA / MO   |
|----------------------|----------------|------------------------------------|-----------------|------------------|
| 18544 Bryant St      | 2 Bed / 1 Bath | Owner occupied; vacant at closing* | \$0             | \$2,600          |
| 18546 Bryant St      | 1 Bed / 1 Bath | Tenant occupied                    | \$1,950         | \$1,950          |
| 18542 Bryant St      | 2 Bed / 2 Bath | Tenant occupied                    | \$2,700         | \$2,700          |
| 18542 ½ Bryant St    | 1 Bed / 1 Bath | Tenant occupied                    | \$1,800         | \$1,800          |
| <b>MONTHLY TOTAL</b> |                |                                    | <b>\$6,450</b>  | <b>\$9,050</b>   |
| <b>ANNUAL TOTAL</b>  |                |                                    | <b>\$77,400</b> | <b>\$108,600</b> |

\*Front residence is currently owner-occupied and is intended to be delivered vacant. Seller may consider a separately negotiated rent-back at approximately \$2,750/month. Pro forma assumes \$2,600/month for this unit and is not current collected rent.

## PROPERTY & IMPROVEMENT HIGHLIGHTS

Four single-story residences (duplex plus two ADUs), totaling 6 bedrooms and 5 bathrooms; approximately 2,912 sq. ft. of living area on an approximately 5,743 sq. ft. lot. Three units are newly constructed: the rear duplex residence and both ADUs. The original front residence has undergone an extensive interior renovation. Improvements include roofing, electrical and plumbing work, cabinetry and finishes. All four units have central A/C, tankless water heaters, separate electric and gas meters, and landlord-owned in-unit washers and dryers. Both ADUs have paid-off solar. Motorized entry gate.

Parking: 18542 has tandem driveway parking; 18544 has a front parking space; the two 1-bedroom units use street parking. Small outdoor areas serve 18542, 18544 and 18542 ½. The property is largely hardscaped with gravel and pavers.

## OPERATING EXPENSE INFORMATION

| ITEM                             | REPORTED / ESTIMATED AMOUNT                                                                                           |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Common electricity + water/sewer | Actual LADWP: \$771.42 (May 1–Jun 27, 2026); \$915.92 (Jun 27–Aug 31, 2026)                                           |
| Pest control                     | \$100 quarterly / approximately \$400 annually                                                                        |
| Landscaping / tree trimming      | No recurring landscaping; approximately \$50 annual tree trimming                                                     |
| Property insurance               | Current owner-occupied policy approx. \$2,500/year; owner estimates \$4,000–\$4,500/year for new coverage, not quoted |
| Property tax illustration        | At \$1,500,000 and 1.25%: approximately \$18,750/year; actual taxes and assessments may differ                        |

Owner pays common-area electricity and shared water/sewer. Tenants pay their individual electricity, gas and trash. The owner's separate personal utility bills are not included above. The LADWP figures are actual bills, not a verified annual average. No complete annual operating expense total or NOI is represented; repairs, reserves, vacancy, management and other costs are not quantified.

## LEASES & VERIFICATION

Three tenant leases reportedly began in April, May and June 2026, each for an initial one-year term. Lease terms, extensions, deposits and applicable rental regulations should be verified from signed documents. Seller states there are no Section 8 tenants. Copies of leases are expected to be provided in escrow. Information is seller-reported or from marketing materials and is for informational purposes only. Buyer and Buyer's Agent should independently verify rents, income, expenses, taxes, insurance, square footage, permits, construction history, occupancy, unit configuration and legal use. A formal insurance quote is available upon request.