

MULTIFAMILY INVESTMENT ANALYSIS

2111 Aaron Street, Los Angeles, CA 90026 | Four-Unit Property | Offered at \$1,399,999

PROPERTY PERFORMANCE	CURRENT	PRO FORMA
Gross Scheduled Income	\$75,444	\$121,476
Vacancy Allowance (5%)	(\$3,772)	(\$6,074)
Gross Operating Income	\$71,672	\$115,402
Operating Expenses	\$26,177	\$26,177
Net Operating Income	\$45,495	\$89,225
Cap Rate	3.25%	6.37%
Gross Rent Multiplier	18.56x	11.52x

Rent Schedule

UNIT	CURRENT / MONTH	PRO FORMA / MONTH
Unit 1	\$1,312	\$2,500
Unit 2	\$1,187	\$2,500
Unit 3	\$1,315	\$2,500
Unit 4	\$2,350	\$2,500
Parking - one rented space	\$123	\$123
Total Scheduled Income	\$6,287	\$10,123

Annual Operating Expenses

EXPENSE	ANNUAL AMOUNT
Estimated New Property Taxes*	\$16,800
Insurance	\$3,709
Water / Sewer	\$2,000
Gardener / Landscaping	\$1,200
Repairs / Maintenance	\$2,000
Pest Control	\$468
Trash	Tenant Paid
Electricity	Tenant Paid
Total Operating Expenses	\$26,177

Income Upside

Current residential rents total **\$6,164/month**. The illustrative pro forma assumes **\$2,500/month per unit**. This represents **\$46,032** of potential additional scheduled residential income annually before vacancy and operating expenses.

ILLUSTRATIVE BUYER FINANCING

20% Down | 7.00% Interest | 30-Year Amortization

FINANCING ASSUMPTION	AMOUNT
Purchase Price	\$1,399,999
Down Payment (20%)	\$280,000
Illustrative Loan Amount	\$1,119,999
Interest Rate	7.00%
Amortization	30 Years
Estimated Monthly Principal & Interest	\$7,451
Estimated Annual Debt Service	\$89,417

Current vs. Pro Forma After Financing

PERFORMANCE	CURRENT	PRO FORMA
Net Operating Income	\$45,495	\$89,225
Annual Debt Service	\$89,417	\$89,417
Cash Flow Before Tax	\$-43,922	\$-191
Monthly Cash Flow	\$-3,660	\$-16
DSCR	0.51x	1.00x
Cash-on-Cash Return**	-15.69%	-0.07%

Financing Perspective

Under this illustrative financing scenario, current operations produce an estimated **0.51x DSCR**. At the stated pro forma rents, estimated DSCR improves to **1.00x**. The pro forma scenario produces approximately **\$-16/month** in cash flow before income taxes and reserves under these assumptions.

Important Disclosure: This analysis is for informational and marketing purposes only and is not a guarantee of future performance, lender approval, financing terms, rent increases, or investment returns. Pro forma rents are estimates and may not be immediately achievable. Buyers should independently verify leases, rents, expenses, property taxes, insurance, utilities, applicable rent-control and tenant-protection requirements, and financing terms. *Property taxes are estimated for underwriting at approximately 1.20% of the offering price and are not a quoted or guaranteed tax bill. Operating expenses do not include property-management fees or replacement reserves. **Cash-on-cash return uses the illustrative down payment only and excludes closing costs, lender fees, reserves, and other acquisition costs.