

218-220 W. Hellman Ave., Monterey Park, CA 91754 : APN 5255-002-030

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Investment Summary			Loan Information		
List Price \$		\$ 3,195,000	LTV	100%	
Down Payment:	100%	\$ 3,195,000	Principal		
Number of Units:		10	Interest Rate		
Cost Per Unit:		\$ 319,500	Term		
Current GRM:		13.29	Amortization		
Market GRM:		11.02	Annual Pmt		
Current CAP:		4.60%	Monthly Pmt		
Market CAP:		6.09%			
Approximate Age:		1965	Priced below replacement cost		
Approximate Lot Size:		19,736	Rent controlled Property		
Approximate Net RSF:		10,622	Mostly 2 Bedrooms units		
Cost Per Net RSF:		\$ 300.79	BBQ Area & Enclosed Garages		
			NO RSO		

Annualized Operating Data						
		Current Rents (11/2026)		Market Rents*		
Scheduled Gross Income:	\$	240,360		\$	289,800	
Less: Vacancy Reserve:	\$	2,500		\$	4,500	
Gross Operating Income:	\$	237,860		\$	285,300	
Less: Expenses:	\$	90,750	37.76%	\$	90,750	
Net Operating Income:	\$	147,110		\$	194,550	
Less: Loan Payments:				\$	-	
Pre-Tax Cash Flow:	\$	147,110	4.60%	\$	194,550	6.09%
Plus: Principal Reduction:				\$	-	
Total Return Before Taxes:	\$	147,110	4.60%	\$	194,550	6.09%



Scheduled Income							Annualized Expenses	
No. of Units	BDRMS/ BATHS	Avg. Rent Per Unit	Expected Rents (As of 11/1/2026)		Market Rents*			
			Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income		
2	1/1	\$1,622	\$1395-1850	\$ 3,244	\$ 2,167	\$ 4,334	New Tax Rate	\$ 38,000.00
8	2/1	\$2,079	\$1620-\$2815	\$ 16,636	\$ 2,815	\$ 22,520	Insurance	\$ 9,500.00
							Water, Sewer, Elec-	\$ 17,500.00
							Gas (So Cal Gas)	\$ 5,500.00
							Business Lic	\$ 500.00
							Manager (Not Required)	\$ -
							Trash	\$ 7,500.00
							Maintenance & Supplies	\$ 9,500.00
							Lic, Legal, Accounting	\$ 750.00
							Pest & Landscape, Misc	\$ 1,250.00
							Reserves	\$ 750.00

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