

RENT
ROLL

LINDA LIGHT
(310) 963.7010

3102 CANFIELD AVE. LOS ANGELES, CA 90034

Unit No.	Unit Type	Current Rent	Move In Date
1	1 Bd, 1 Ba	\$2,075	6/1/2024
2	1 Bd, 1 Ba	\$1,354	5/1/1998
3	1 Bd, 1 Ba	\$2,140	6/1/2025
4	0 Bd, 1 Ba	\$1,720	10/1/2023
5	2 Bd, 1.5 Ba	\$2,550	6/1/2026
6	1 Bd, 1 Ba	\$2,295	6/1/2026
7	1 Bd, 1 Ba	\$2,095	8/1/2024
8	1 Bd, 1 Ba	\$2,195	3/1/2026
9	1 Bd, 1 Ba	\$2,100	3/1/2025
10	1 Bd, 1 Ba	\$1,672	12/1/2008
Total		\$43,424	\$242,352

FINANCIAL SUMMARY

3102 CANFIELD AVE.
Los Angeles, CA 90034

Offered at \$2,795,000

PROFORMA ANNUALIZED EXPENSES

New Est. Property Taxes (1.25%)	\$34,937
Property Insurance	\$7,302
Maintenance (~5%)	\$12,000
Water & Sewer	\$10,800
Gas	\$1,056
Trash	\$5,876
Landscaping	\$1,800
Janitorial	\$960
Pest Control	\$900
RSO/SCEP Fees	\$1,110
Total Expenses (est.)	\$78,281

PROFORMA ANNUAL OPERATING DATA

Scheduled Gross Income:	\$242,352
Laundry	\$3,600
Gross Operating Income	\$245,952
Less Expenses	\$78,281
Net Operating Income	\$167,671
Cash Flow	43,041

MORTGAGE FINANCING INFORMATION

Estimated Loan Amount	\$1,585,000
Down Payment	\$1,210,000
Terms:	3 Year Fixed @ 6.8% 3-2-1 Prepayment Penal
Loan Payments	\$10,385.86
Annually	\$124,630.32



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