

Rent Roll as of : 3/1/24

PROPERTY ADDRESS: 1150 N Kingsley Dr, Los Angeles, CA 90029							
APT. #	CURRENT BDR/BTR		CURRENT RENT	PRO FORMA RENT	CURRENT LEASE EXPIRATION or MTM	SEC 8 (Y/N)	MOVE IN DATE (APPROXIMATE)
1	2	2	Vacant	\$2,300.00	NA	NA	NA
2	1	1	Vacant	\$2,000.00	NA	NA	NA
3	0	1	Vacant	\$1,800.00	NA	NA	NA
4	1	1	Vacant	\$2,000.00	NA	NA	NA
5	1	1	\$700.00	\$2,000.00	MTM	N	3/26/2014
6	0	1	\$600.00	\$1,800.00	MTM	N	9/1/2011

Property operates as 6 units but is permitted as 5 units. Buyer to verify public records.

Currently monthly and annual income includes proforma income for vacant units.

<b>Current Monthly Income:</b>	<b>\$9,400.00</b>
<b>Current Annual Income:</b>	<b>\$112,800.00</b>
<b>Proforma Monthly Income:</b>	<b>\$11,900.00</b>
<b>Proforma Annual Income:</b>	<b>\$142,800.00</b>

## Buyer's ACTUAL AND ESTIMATED OPERATING EXPENSES

Address:

1150 N Kingsley Dr

### INCOME

### Buyer's Expense

Base Rents	\$ 112,800.00
Laundry	
Parking	
Other	

*Total Potential Income* **\$ 112,800.00**

Less Vacancy & Collection Loss	\$ 3,384.00
Vacancy & Collection Loss Percentage	3%

***Effective Gross Income*** **\$ 109,416.00**

### OPERATING EXPENSES

Real Estate Taxes	\$16,875.00
Other Taxes & Assessments	
Licenses	
<u>Insurance</u>	\$ 4,000.00
<u>Gas</u>	\$ 800.76
<u>Electricity</u>	
<u>Water &amp; Sewer</u>	
<u>Trash</u>	\$ -
<u>Combined Water, Power, and Sewer</u>	\$ 746.31
<u>Pest Control</u>	
Building Maintenance & Repairs	\$ 2,880.00
<u>Gardening / Landscaping</u>	\$ 1,200.00
<i>Total Operating Expenses</i>	<b>\$ 26,502.07</b>

***Net Operating Income*** **\$ 82,913.93**

### *Capital Improvements*

Exterior Painting	
New Plumbing	
New Electrical	
New Windows	
New Roof	
<u>Other remodelling</u>	
<i>Total Capital Improvements</i>	