

RENT ROLL													
Year												2017	2018 - Proforma
Year Ending												Dec-2017	Dec-2018
Address	Notes	Unit Type (BD/BA)	Setion 8 Unit	Rent Control	Utilities Paid by Landlord	Lease Includes	Lease Start	Lease End	Next Rent Increase	Deposit	Current Monthly Rent (10/17)	Annual Rent	Annual Rent
9206 S. Hoover St	1, 2	1/1	Y	Y	water	Parking	12/02/2015	12/01/2016	10/01/2017	1,500	1,220	14,748	15,183
9206 1/4 S. Hoover St	1, 2	1/1	Y	Y	water	Carport #B	09/27/2014	09/26/2015	10/01/2017	1,200	1,236	14,943	15,390
9206 1/2 S. Hoover St	2	2/1		Y	water	Carport #C	09/01/2015	08/31/2016	01/01/2018	1,500	1,133	13,596	13,992
9206 3/4 S. Hoover St	1, 2	2/1	Y	Y	water	Carport #A	01/04/2017	01/03/2018	01/04/2018	1,599	1,599	19,188	19,752
4810 E. Compton Blvd Unit A	1	1/1	Y		gas, water	Parking #A	01/10/2017	01/31/2018	02/01/2018	1,100	1,079	12,948	13,300
4810 E. Compton Blvd Unit B	2	1/1			gas, water	-	10/24/2012	MTM	01/01/2018	0	800	9,600	10,200
4810 E. Compton Blvd Unit C	-	1/1			gas, water	Parking	02/15/2016	03/01/2017	-	900	900	10,800	10,800
4810 E. Compton Blvd Unit D	2	1/1			gas, water	-	10/24/2012	MTM	01/01/2018	0	800	9,600	10,200
1703 W 70th St	1, 2	1/1	Y	Y	water	-	05/16/2013	05/15/2014	10/01/2017	1,200	1,236	14,943	15,390
6919 S. Harvard Blvd	1, 2	1/1	Y	Y	water	-	10/26/2011	10/25/2012	10/01/2017	2,250	1,158	13,998	14,409
6919 S. Harvard Blvd (1 garage)	-	-			-	-	10/26/2011	10/25/2012	-	0	75	900	900
6915 S. Harvard Blvd	1, 2	2/1	Y	Y	water	1 Garage	09/08/2011	09/07/2012	10/01/2017	1,500	1,545	18,678	19,233
6915 S. Harvard Blvd (2 garages)	-	-			-	-	-	MTM	-	0	100	1,200	1,200
8451 Towne Ave	1, 2	2/1	Y	Y	none	-	03/11/2014	03/10/2015	10/01/2017	1,450	1,359	16,428	16,911
8461 Towne Ave	1, 2	1/1	Y	Y	none	-	03/17/2011	03/16/2012	10/01/2017	2,400	1,220	14,748	15,183
8463 Towne Ave	1, 2	1/1	Y	Y	none	-	03/17/2011	03/16/2012	10/01/2017	2,360	1,215	14,688	15,123
8451 Towne Ave (garage)	-	-			none	-	06/01/2014	MTM	-	120	60	720	720
8461 Towne Ave (storage)	-	-			none	-	03/17/2011	03/16/2012	-	0	65	780	780
8463 Towne Ave (storage)	-	-			none	-	03/17/2011	03/16/2012	-	70	70	840	840
9806 S. Main St	-	3/2		Y	none	-	05/20/2010	08/31/2019	01/01/2018	0	1,395	16,740	17,172
9806 1/2 S. Main St	1, 3	3/2	Y	Y	none	-	09/01/2017	08/31/2018	09/01/2018	2,017	2,017	19,228	24,444
Totals										21,166	20,282	239,314	251,122

ANNUAL OPERATING STATEMENT					
Year		2017		2018 - Proforma	
Year Ending		Dec-2017	Dec-2018	Dec-2017	Dec-2018
		Monthly Average	Annual Total	Monthly Average	Annual Total
REVENUE	Rental Revenue				
	9206 S. Hoover St (4 Units)	5,206	62,475	5,360	64,317
	4810 E. Compton Blvd (4 Units)	3,579	42,948	3,708	44,500
	6915 S. Harvard Blvd (3 Units)	4,143	49,719	4,261	51,132
	8451 Towne Ave (3 Units)	4,017	48,204	4,130	49,557
	9806 S. Main St (2 Units)	2,997	35,968	3,468	41,616
	GROSS ANNUAL INCOME	19,943	239,314	20,927	251,122
2.0% Vacancy/Collection Allowance	399	4,786	419	5,022	
Effective Gross Income	19,544	234,528	20,508	246,100	
EXPENSES	Operating Expenses				
	Real Estate Taxes	3,417	41,000	3,417	41,000
	Insurance	350	4,200	350	4,200
	Water/Sewer	367	4,400	367	4,400
	Electricity/Trash	33	400	33	400
	Gas	125	1,500	125	1,500
	Landscaping	140	1,680	140	1,680
	Repairs/Maintenance (1.0%)	195	2,345	195	2,345
	Management Fee (2.5%)	489	5,863	489	5,863
	Reserves & Replacement (2.5%)	489	5,863	489	5,863
Total Expenses	5,604	67,252	5,604	67,252	
Expenses Per SF		6.45		6.45	
% EGI		28.7%		27.3%	
Net Operating Income	13,940	167,276	14,904	178,848	

OFFERING	
PORTFOLIO PRICE	\$3,050,000
PRICE/SF	\$292
PRICE/UNIT	\$190,625
CAP RATE	5.48%
PROFORMA CAP RATE	5.86%

Table Footnotes:

- (1) Section 8 tenant.
- (2) Proforma Rent (2018) represents Current Rent plus planned 3.0% rent increases in 2017 and 2018 (pending Section 8 approval).
- (3) Unit was completely rehabbed in July 2017 and re-rented on 9/11/2017 for \$2,017/month under Section 8.
- (4) Income and expenses represent Annualized T-1 Income / T-12 Expenses