

## ACTUAL RENT ROLL FOR 6742 LEMP IN NORTH HOLLYWOOD

	Monthly Rent Scheduled	Annual Rent
Unit 1: 2 Bedroom	\$1,404.00	\$16,848.00
Unit 2: 3 Bedroom	\$2,307.43	\$27,689.13
Unit 3: 2 Bedroom	\$1,221.60	\$14,659.23
Unit 4: 3 Bedroom	\$2,400.00	\$28,800.00
Unit 5: 2 Bedroom	\$1,800.00	\$21,600.00
Unit 6: 1 Bedroom	\$2,400.00	\$28,800.00
<b>TOTAL MONTHLY RENT:</b>	<b>\$11,533.03</b>	
<b>TOTAL ANNUAL GROSS RENT:</b>		<b>\$138,396.36</b>

### ACTUAL EXPENSES:

	Monthly Actual Rent	Monthly Actual Rent
Property Taxes (After Close)	1925	23100
Insurance (Current)	291.6666667	3500
Utilities (Water, Trash, Sewer, Power )	1100	13200
Gardener, Rent Registry, Other	125	1500
<b>Total Monthly Building Expenses:</b>	<b>3441.666667</b>	
<b>Total Annual Building Expenses:</b>		<b>41300</b>

	Monthly Actual Rent	Annual ActualRent
NET MONTHLY OPERATING INCOME:	8091.363253	
NET ANNUAL OPERATING INCOME:		97096.35904
CAP RATE/ RETURN ON INVESTMENT:		4.62%

## MARKET RENT ROLL FOR 6742 LEMP IN NORTH HOLLYWOOD

	Monthly Rent Scheduled	Annual Rent
Unit 1: 2 Bedroom	\$2,800.00	\$33,600.00
Unit 2: 3 Bedroom	\$3,000.00	\$36,000.00
Unit 3: 2 Bedroom	\$2,800.00	\$33,600.00
Unit 4: 3 Bedroom	\$3,000.00	\$36,000.00
Unit 5: 2 Bedroom	\$2,800.00	\$33,600.00
Unit 6: 1 Bedroom	\$2,400.00	\$28,800.00
<b>TOTAL MONTHLY RENT:</b>	<b>\$16,800.00</b>	
<b>TOTAL ANNUAL GROSS RENT:</b>		<b>\$201,600.00</b>

### ACTUAL EXPENSES:

	Monthly Actual Rent	Annual Market Rent
Property Taxes (After Close)	1925	23100
Insurance	291.6666667	3500
Utilities (Water, Trash, Sewer, Power )	1100	13200
Gardener, Rent Registry, Other	125	1500
<b>Total Monthly Building Expenses:</b>	<b>3441.666667</b>	
<b>Total Annual Building Expenses:</b>		<b>41300</b>

	Monthly Actual Rent	Annual Market Rent
NET MONTHLY OPERATING INCOME:	13358.33333	
NET ANNUAL OPERATING INCOME:		160300
CAP RATE/ RETURN ON INVESTMENT:		7.63%