

## SUMMARY

**Analysis Type: Existing Property (hold)**  
**Property Type: Multi-Family**  
**Address: 1145 S New Hampshire Avenue, Los Angeles, CA 90006**  
**Age of Property (Completion Year): 1929**  
**Site Area: 6,710 sq ft**  
**Gross Building Area: 7,200 sq ft**

## PROPERTY INCOME

**Property Annual Income: \$200,000**  
**Property Square Footage: 6,710**  
**Property Vacancy: 2%**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: -**  
**Down Payment: -**  
**Interest Rate: 4%**  
**Amortization Period: 20 Year**  
**Monthly Payment: -**  
**Annual Debt Service: -**  
**Debt Coverage Ratio: -**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: -**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 5.5 %**  
**Cost of Sale: 2%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$3,920,000**  
**Property Cap Rate: 5%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$200,000**  
**Vacancy Rate: 2%**  
**Cash on Cash Return (Return on Equity): -**

# Income Analysis

1145 S New Hampshire Avenue, Los Angeles, CA 90006

Report courtesy of Troy Muljat

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a 2% Vacancy Rate):	\$196,000	\$199,920	\$203,918	\$207,997	\$212,157	\$216,401	\$220,728	\$225,143	\$229,646	\$234,240	\$238,924
<b>Average Rent per Square Foot:</b>	\$29.21	\$29.79	\$30.39	\$31.00	\$31.62	\$32.25	\$32.90	\$33.56	\$34.23	\$34.91	\$35.61
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )
<b>Net Operating Income (NOI):</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Less Loan Payment 1st Mortgage</b>	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )
<b>Net Cash Flow</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash on Cash Return (Return on Equity):</b>	%	%	%	%	%	%	%	%	%	%	%
<b>Principal Reduction:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Cumulative Principal Reduction:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash Flow Plus Principal Reduction:</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Total Return Before Taxes:</b>	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%