



**5 Units | 6.14% Cap Rate | 8.41 GRM |  $\pm 36\%$  Rental Upside | \$795,000**  
**4610 Compton Ave. Los Angeles, CA 90011**



$\pm 36\%$  rental upside potential offers room for long-term income growth



Eight on-site parking spaces are located in a gated rear lot



Two- and three-bedroom apartments comprise 80% of the unit mix



Offered at an acquisition basis of \$159,000 per unit



One vacant two-bedroom apartment provides an immediate lease-up opportunity



Near Downtown LA, Vernon employment, and Metro A Line Vernon Station





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4610 Compton Ave. Los Angeles, CA 90011

5 Units

| SUMMARY                      | CURRENT          | MARKET        |
|------------------------------|------------------|---------------|
| <b>Purchase Price:</b>       | <b>\$795,000</b> |               |
| Down Payment: 30%            | \$238,500        |               |
| Number of Units:             | 5                |               |
| <b>Cost per Legal Unit:</b>  | <b>\$159,000</b> |               |
| <b>Current GRM:</b>          | <b>8.41</b>      | <b>6.09</b>   |
| <b>Current CAP:</b>          | <b>6.14%</b>     | <b>10.55%</b> |
| Year Built:                  | 1962             |               |
| Approx. Building SF:         | 3,124            |               |
| <b>Cost per Building SF:</b> | <b>\$254.48</b>  |               |
| Approx. Lot SF:              | 4,880            |               |
| Zoning:                      | LAC2             |               |
| Parking:                     | 8                |               |

| PROPOSED FINANCING                                          |               |
|-------------------------------------------------------------|---------------|
| Loan:                                                       | \$556,500     |
| Interest:                                                   | 6.69%         |
| Interest Type:                                              | 5 Years Fixed |
| Amortization (Yrs.):                                        | 30            |
| Term (Yrs.):                                                | 12            |
| Other Terms:                                                | N/A           |
| Loan Quote Provided by:<br>Convoy Capital - Travis Bradford |               |

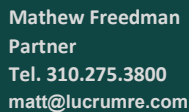
| ANNUAL OPERATING DATA                                                           | CURRENT                  | MARKET                    |
|---------------------------------------------------------------------------------|--------------------------|---------------------------|
| <b>Scheduled Gross Income:</b>                                                  | <b>\$94,527</b>          | <b>\$130,620</b>          |
| Less Vacancy Reserve:                                                           | (\$2,836) 3.00% *        | (\$3,919) 3.00% *         |
| <b>Gross Operating Income:</b>                                                  | <b>\$91,691</b>          | <b>\$126,701</b>          |
| Less Expenses:                                                                  | (\$42,848) 45.33% *      | (\$42,848) 32.80% *       |
| <b>Net Operating Income:</b>                                                    | <b>\$48,844</b>          | <b>\$83,854</b>           |
| Less Debt Service:                                                              | (\$43,047)               | (\$43,047)                |
| <b>Pre-Tax Cash Flow:</b>                                                       | <b>\$5,796</b> 2.43% **  | <b>\$40,806</b> 17.11% ** |
| Plus Principal Reduction:                                                       | \$5,999                  | \$5,999                   |
| <b>Total Return Before Taxes:</b>                                               | <b>\$11,795</b> 4.95% ** | <b>\$46,806</b> 19.62% ** |
| * As a percentage of Scheduled Gross Income. **As a percentage of Down Payment. |                          |                           |

| HIGHLIGHTS                               |
|------------------------------------------|
| <b>Property</b>                          |
| * ±36% Rental upside potential           |
| * Diverse unit mix of 1, 2 & 3-bed units |
| * Large gated rear parking lot           |
| * Individual hot water heaters           |
| * Strong day-1 cash flow with upside     |
| <b>Location</b>                          |
| * Located minutes from Downtown LA       |
| * Walking distance to Metro Blue-Line    |
| * Ease of access to the 110 & 10 Frwys   |

| SCHEDULED INCOME          |              |                | CURRENT                  |                | MARKET              |                |
|---------------------------|--------------|----------------|--------------------------|----------------|---------------------|----------------|
| No. of Units              | Beds / Baths | Approx. Sq.Ft. | Monthly Avg. Rent / Unit | Monthly Income | Monthly Rent / Unit | Monthly Income |
| 1                         | 1+1          | -              | \$856                    | \$856          | \$1,550             | \$1,550        |
| 2                         | 2+1          |                | \$1,898                  | \$3,795        | \$1,995             | \$3,990        |
| 1                         | 2+2          |                | \$1,250                  | \$1,250        | \$2,195             | \$2,195        |
| 1                         | 3+1          |                | \$1,976                  | \$1,976        | \$2,995             | \$2,995        |
| Monthly Scheduled Rent:   |              |                |                          | \$7,877        |                     | \$10,730       |
| Laundry Income:           |              |                |                          |                |                     | \$75           |
| Parking Income:           |              |                |                          |                |                     | \$80           |
| Other Income:             |              |                |                          |                |                     |                |
| Monthly SGI:              |              |                |                          | \$7,877        |                     | \$10,885       |
| Annual SGI:               |              |                |                          | \$94,527       |                     | \$130,620      |
| Utilities Paid by Tenant: |              |                | Electricity & Gas        |                |                     |                |

| ESTIMATED ANNUAL EXPENSES |                   |
|---------------------------|-------------------|
| Tax Year                  | 2026              |
| Tax Rate                  | 1.25% \$9,938     |
| Insurance (New)           | \$3,905           |
| Utilities                 | \$12,826          |
| Maint. / Repairs          | \$5,941           |
| Rubbish                   | \$4,262           |
| Misc                      | \$1,250           |
| Off-Site Mgmt.            | \$4,726           |
| <b>Total Expenses:</b>    | <b>\$42,848</b>   |
| <b>Per Gross Sq. Ft.:</b> | <b>\$13.72</b>    |
| <b>Expenses Per Unit:</b> | <b>\$8,569.55</b> |

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| <b><u>ALL COLUMNS &amp; SECTIONS MUST BE COMPLETED</u></b> |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| What utilities are included in rent?                       | <div style="display: flex; flex-direction: column; align-items: flex-start;"> <div style="border: 1px solid black; width: 40px; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 40px; height: 20px; margin-bottom: 5px; text-align: center;">X</div> <div style="border: 1px solid black; width: 40px; height: 20px;"></div> </div> | <div style="display: flex; flex-direction: column; align-items: flex-start;"> <div style="margin-bottom: 5px;">Electricity</div> <div style="margin-bottom: 5px;">Garbage</div> <div>Cable</div> </div> <div style="display: flex; flex-direction: column; align-items: flex-start; margin-top: 5px;"> <div style="border: 1px solid black; width: 40px; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 40px; height: 20px; margin-bottom: 5px; text-align: center;">X</div> <div style="border: 1px solid black; width: 40px; height: 20px;"></div> </div> | <div style="display: flex; justify-content: space-between;"> <div>Is the property subject to rent control?</div> <div> <div>YES</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">X</div> <div>NO</div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div> </div> <div style="margin-top: 20px;"> <div>If YES, what is the current allowable increase per annum?</div> <div style="border: 1px solid black; width: 100px; height: 25px; text-align: center; margin-left: 700px;">3%</div> </div> <div style="margin-top: 20px;"> <div>What has been your average monthly occupancy rate over the preceding 12 Months?</div> <div style="border: 1px solid black; width: 100px; height: 25px; text-align: center; margin-left: 700px;">98%</div> </div> |

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