

4141 Los Feliz Blvd, Los Angeles CA 90027 (Income)

Unit #	Type	Tenant	Date started the lease	Rent as of Jan. 2025	Rent starting Feb. 2025 (4% increase)	Parking Space	Parking fees
29	2b/2b	Abigail Esquibel	01/01/2017	2,606	2,710.24	5	
4	2b/1b	Charito Mantuano Property Manager	03/01/2009	775	806	10	
5	2b/1b	Charito Ronquillo	06/15/2007	1,427	1,484.08	11	
24	2b/1b	Dmitri Palmer	09/28/2015	2,338	2,377.44	2	54.08
25	2b/1b	Phillip Weiner	05/01/2014	2,067	2,149.68	6	
1	1b/1b	Lourdes Genna	06/01/1994	942	979.68	12	
2	1b/1b	Leonora & Ernesto Quirimit	03/15/2009	1,208	1,256.32	N/A	
3	1b/1b	Gemma L. Perez	08/01/2024	2,200	2,200 one-yr Lease	3	
6	1b/1b	Seong & Kyung Yi	06/08/2022	2,028	2,109.12	4	

7	1b/1b	Lorena Sandoval	10/25/2020	1,716	1,784.64	7	
8	1b/1b	Byung Hui Choi	09/26/1999	1,272	1,322.88	15	
21	1b/1b	Jennifer Anderson	08/01/1999	1,056	1,098.24	9	
22	1b/1b	Hannah Duhaime	10/06/2014	1,434	1,437.28	13	54.08
23	1b/1b	Ian Perry	01/14/2023	2,240	2,265.12	14	64.48
26	1b/1b	Jupiter Legaspi	08/09/1996	966	1,004.64	8	
27	1b/1b	Edgar Vargas	11/10/1995	1,019	1,059.76	1	
28	1b/1b	Sandra Mariano	08/01/2010	1,226	1,275.04	N/A	
Monthly Income				26,520	27,320.16		172.64
Annual Income				318,240	327,841.92	Coin Laundry 3,600	2,071.68
Total Annual Income :					333,514		

4141 Los Feliz Blvd, Los Angeles CA 90027 (Expenses)

Property tax	1,637		December 10, 2024	Tax Record
Insurance	891		02-12-2024	Farmers Insurance
Pool Maintenance	225		December 2024	KT Ho Rhee
Trash	413.74		12/01 - 12/31/2024	Universal Waste Systems Inc.
Gas	369.39		11/05 -- 12/06/2024	SoCal Gas
Landscaping	200		December 2024	Jose Oscar Aguilar
Water	1,138.75	2,277.51	Bi-monthly 09/19 -- 11/20/2024	LA DWP
Sewer	686.28	1,372.56		
Electricity	236.65	473.31		
Monthly expenses :	5,798			
Annual expenses	69,576			

Net Operating Income (NOI) = Scheduled Gross Income (SGI) – Expenses

$$333,514 - 69,576 = 263,938$$

Cap rate = **NOI** : **Sales price**

$$263,938 : 4,888,000 = 5.39$$

