



**Rentify**

**Steve Mallasch**  
**Coldwell Banker reality**  
**(818) 268-5225**  
**883 S Westlake Ave,**  
**Westlake, California,**  
**90057**



**1600**

Square Feet

**3**

Bedroom

**8000**

Lot Size

**2**

Bathroom

**6525 Hanna Ave, Woodland Hills,**  
**California, 91303**

## CASH REQUIREMENT

|                          |              |
|--------------------------|--------------|
| Property Value           | \$575,000.00 |
| Purchase Price           | \$500,000.00 |
| Market Rent              | \$3,300.00   |
| Loan Down Payment        | \$120,000.00 |
| Loan Cost                | \$2,500.00   |
| Improvement              | \$25,000.00  |
| Annual Rental Increases  | 3.00%        |
| Area Appreciation Growth | 3.00%        |

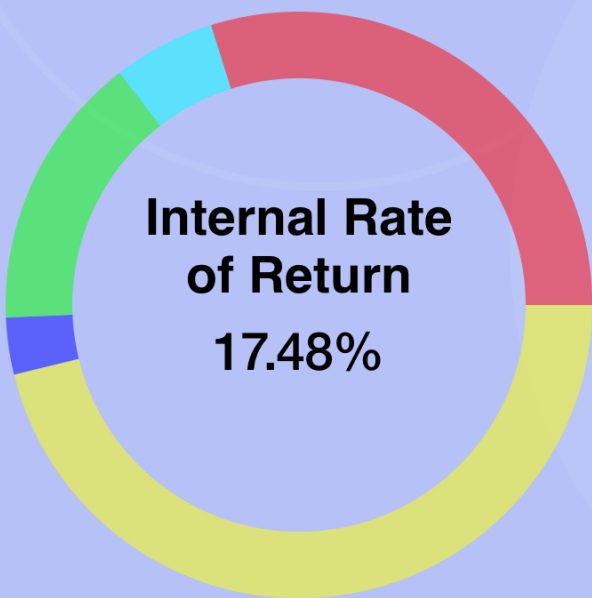
## ANNUAL EXPENSE FLOW

|                             |              |
|-----------------------------|--------------|
| Loan Amount                 | \$380,000.00 |
| Principal payments          | \$3,087.50   |
| Impound Account             | \$1,650.00   |
| Vancancy Factor             | \$0.00       |
| Loan Interest               | \$12,350.00  |
| Property Tax                | \$5,625.00   |
| Homeowners Insurance        | \$1,250.00   |
| Repairs and Maintance       | \$2,200.00   |
| Management                  | \$0.00       |
| Annual other expenses       | \$0.00       |
| Annual Expenses             | \$26,162.50  |
| Monthly Cash Requirement    | \$2,180.21   |
| Annual Income               | \$39,600.00  |
| Cash on Cash return         | \$13,437.50  |
| Percentage Cash on return   | 9.11%        |
| Annual Net Operating Income | \$13,437.50  |

|                    |              |
|--------------------|--------------|
| Down Payment       | \$120,000.00 |
| Loan Cost          | \$2,500.00   |
| Other Expenses     | \$0.00       |
| Capital Improvment | \$25,000.00  |

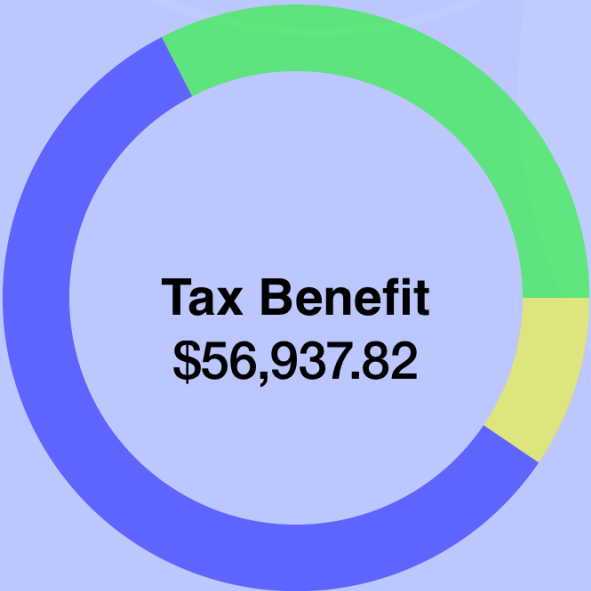


|                         |       |
|-------------------------|-------|
| Cash on Cash Return     | 9.11% |
| Principal Reduction     | 0.62% |
| Appreciation Growth     | 0.75% |
| Annual Rental Increases | 1.11% |
| Annual Depreciaton      | 5.89% |

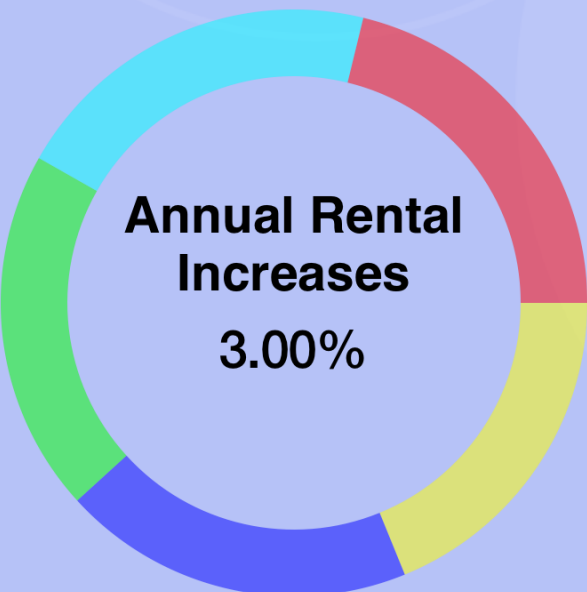


**Initial Upside Benefit**  
**\$47,500.00**

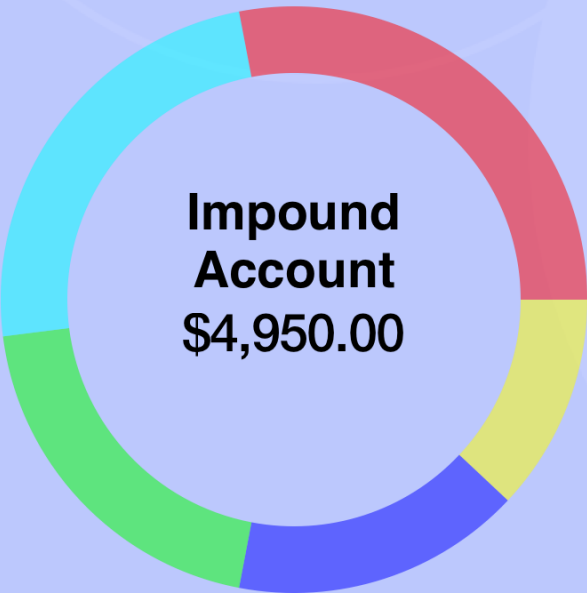
|       |             |
|-------|-------------|
| Year1 | \$56,937.82 |
| Year2 | \$29,437.82 |
| Year3 | \$29,437.82 |
| Year4 | \$29,437.82 |
| Year5 | \$29,437.82 |



|                    |            |
|--------------------|------------|
| <div>■</div> Year1 | \$3,300.00 |
| <div>■</div> Year2 | \$3,399.00 |
| <div>■</div> Year3 | \$3,500.97 |
| <div>■</div> Year4 | \$3,606.00 |
| <div>■</div> Year5 | \$3,714.18 |



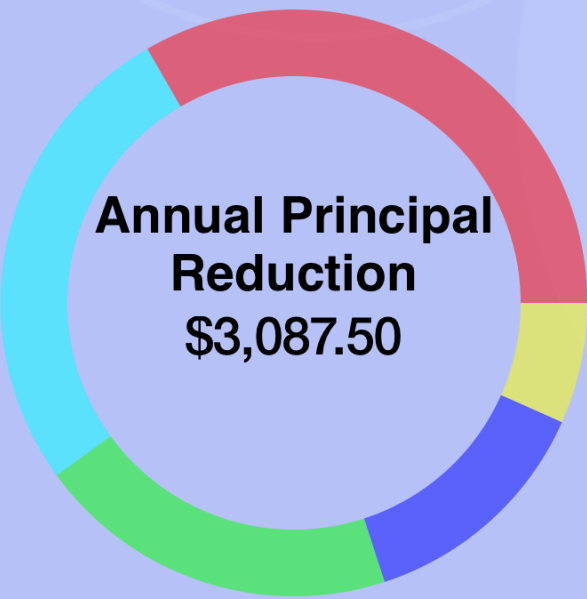
|         |             |
|---------|-------------|
| ■ Year1 | \$4,950.00  |
| ■ Year2 | \$6,600.00  |
| ■ Year3 | \$8,250.00  |
| ■ Year4 | \$9,900.00  |
| ■ Year5 | \$11,550.00 |



**\$3,300.00**

**Rental deposit on hold**

|                        |       |             |
|------------------------|-------|-------------|
| <div><div></div></div> | Year1 | \$3,087.50  |
| <div><div></div></div> | Year2 | \$6,175.00  |
| <div><div></div></div> | Year3 | \$9,262.50  |
| <div><div></div></div> | Year4 | \$12,350.00 |
| <div><div></div></div> | Year5 | \$15,437.50 |





|                   |              |
|-------------------|--------------|
| <div></div> Year1 | \$592,250.00 |
| <div></div> Year2 | \$610,017.50 |
| <div></div> Year3 | \$628,318.00 |
| <div></div> Year4 | \$647,167.56 |
| <div></div> Year5 | \$666,582.56 |

