PBC Information List for each property (if available)

Owner company : 6413 Willoughby, Llc

1. Basic property information
	1. Address 6413 Willoughby Ave, Los Angeles, CA 90038
	2. Building square footage 3,402
	3. Lot size (if available) 4,236
	4. Original date of construction 1933
2. Closing Statement for property acquisition – see attached
3. Most recent property tax statement – see attached
4. Most recent fixed asset depreciation schedule
5. Current Rent Roll (or summary of rents) : monthly rents

Unit 1 : $2,570 / Unit 2 : 2,650 / Unit 3 : 2,387

1. 1031 Exchange basis worksheet (if property acquired as part of tax deferred 1031 exchange) N/A

(Not required, but, helpful if available)

1. Any surveys or inspection reports completed as part of acquisition – see attached
2. Blueprints that may have been provided for the building N/A
3. Invoices for any renovations or major repairs since acquisition – see attached – in 2014 the property was managed through a management company who was taking care of the bills, I don't have the copies but the P&L shows they sum up to $13,578 (it was for the 6413 unit : roof fixes, kitchen renovation, painting and electricity)
4. Electronic photos of property taken during or since acquisition – see attached