

# FINANCIAL SUMMARY

BRAND NEW CONSTRUCTION

1729 W 84th PI, LOS ANGELES, CA 90047

Offering Price: \$1,350,000

Completion Date: Please call.

Units: 3

Building Size: Apx. 4,600 SF

Lot Size: 6,789 SF

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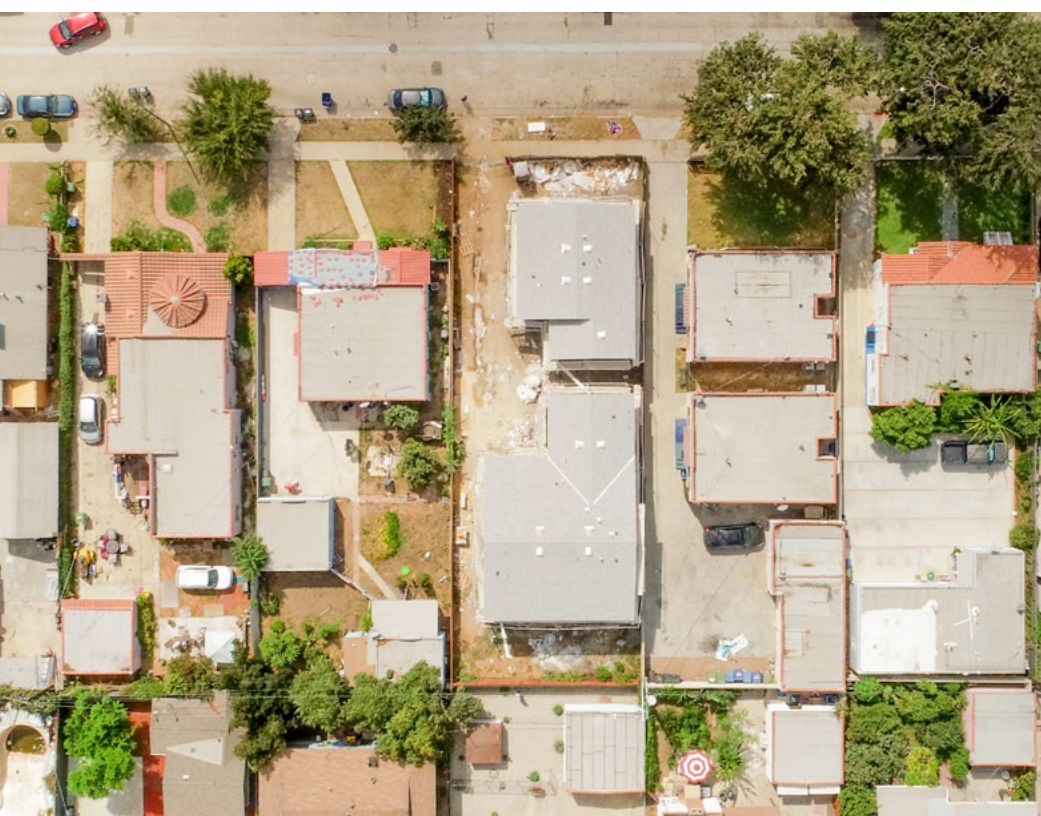
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**FINANCIAL INDICATOR**

Price	<b>\$1,350,000</b>
Down Payment	\$405,000
Current CAP	6.34%
Market CAP	6.34%
Price/Unit	\$450,000
Price/Gross SF	\$293
Current GRM	12.68
Market GRM	12.68

**UNIT MIX**

Unit Type	# of Units	Unit Size	CURRENT				MARKET				
			Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to-Lease
5 Bed/2 Bath	1		\$3,150 - \$3,150	\$3,150		\$3,150	\$0 - \$3,150	\$3,150		\$3,150	0.0%
4 Bed/3.75 Bath	1		\$3,000 - \$3,000	\$3,000		\$3,000	\$0 - \$3,000	\$3,000		\$3,000	0.0%
4 Bed/2.75 Bath	1		\$3,000 - \$3,000	\$3,000		\$3,000	\$0 - \$3,000	\$3,000		\$3,000	0.0%
Totals/Weighted Averages				3		\$3,050	\$9,150	\$3,050		\$9,150	0.0%
			ANNUAL CURRENT			\$109,800	ANNUAL MARKET			\$109,800	

**BUILDING DATA**

No. of Units	3
Year Built	2019
Lot Size SF	<b>6,789</b>
Zoning	RD2-1
Building SF	EST* <b>4,600</b>
APN's	6034-024-021
Rent Stabilization Ordinance	No

**ANNUALIZED OPERATING DATA**

	CURRENT	MARKET
Market Rent	\$109,800	\$109,800
Gain (Loss)-to-Lease	0.0%	-
Gross Potential Rental Income	\$109,800	\$109,800
Less: Vacancy	3.0%	3.0%
Less: Non-Revenue Units	0.0%	0.0%
Less: Bad Debt	0.0%	0.0%
Less: Concessions	0.0%	0.0%
Total Rental Income	\$106,506	\$106,506
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$106,506	\$106,506
Less: Expenses	-\$20,943	-\$20,943
Net Operating Income	\$85,563	\$85,563
<i>NOI Margin</i>	80%	80%
Less: Debt Service	-\$60,079	-\$60,079
Pre-Tax Cash Flow	\$25,484	\$25,484

**ANNUALIZED OPERATING EXPENSES**

	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.174%	\$15,853
Direct Assessments	Per Assessor	
Insurance	\$35/SF	\$1,610
Reserves	\$370/unit	\$1,110
Variable Expenses		
Utilities	\$/unit	\$0
Gas	\$/unit	\$0
Trash	\$/unit	\$0
Contract Services (Gardening)	Once per Month	\$720
Repairs & Maintenance	\$400/unit	\$1,200
Turnover	\$/unit	\$0
Management Fee	\$150/unit	\$450
Total Expenses	\$20,943	\$20,943
% of EGI	19.66%	19.66%
Expenses/Unit	\$6,981	\$6,981
Expenses/Gross SF	\$4.55	\$4.55

**FINANCING (Proposed)**

Loan Amount	\$945,000
Loan Constraint	LTV Constrained
Loan -to-Value	70.00% <b>70%</b>
Interest Rate	<b>4.8%</b>
Amortization (Years)	<b>30</b>
DSCR Constraint	<b>1.25</b>
Annual Payment	\$60,079
Monthly Payment	\$4,958
DSCR (actual)	1.42

#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
1	Vacant	5 Bed/2 Bath		\$3,150		\$3,150		\$3,150		\$0
2	Vacant	4 Bed/3.75 Bath		\$3,000		\$3,000		\$3,000		\$0
3	Vacant	4 Bed/2.75 Bath		\$3,000		\$3,000		\$3,000		\$0
<b>UNITS</b>				<b>RENT</b>	<b>RENT/SF</b>	<b>RENT</b>	<b>RENT/SF</b>	<b>RENT</b>	<b>RENT/SF</b>	<b>LOSS-TO-LEASE</b>
3	0%	0		\$9,150		\$9,150		\$9,150		\$0