

CalDRE 092882

## FINANCIAL SUMMARY

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BRAND NEW CONSTRUCTION 2030 S HAUSER BLVD, LOS ANGELES CA 90016

Offering Price: \$2,600,000 Completion Date: Apx. 10/2019 Units: 4 Building Size: APX. 5,090 SF Lot Size: 6,116 SF

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FINANCIAL INDICATOR		UNIT MIX				CUR	RENT			MARKET			
Price	\$2,600,000		#of Un	ł		Avg.		Monthly			Avg.	Monthly	Loss-to-
Down Payment	\$1,040,000	Unit Type	Units Siz	e Rental	Range		Avg. Rent/SF	Income	Rental Range	Avg. Rent	Rent/SF	Income	Lease
Current CAP	4.76%	3 Bed/4 Bath	2	\$3,650	- \$3,650	\$3,650		\$7,300	\$3,600 - \$3,650	\$3,650		\$7,300	0.0%
Market CAP	4.76%	3 Bed/3 Bath	2	\$3,600	\$3,600	\$3,600		\$7,200	\$3,600 - \$3,600	\$3,600		\$7,200	0.0%
Price/Unit	\$650,000												
Price/Gross SF	\$511												
Current GRM	15.22												
Market GRM	15.22												
		Totals/Weighted Averages	4			\$3,625	\$0.00	\$14,500		\$3,625	\$0.00	\$14,500	0.0%
		Totals/Weighted Averages	-				AL CURRENT	\$174,000				\$174,000	0.070
						Anto		<i><b></b><i></i></i>				<i>ф17</i> 1,000	
BUILDING DATA		ANNUALIZED OPERATING DATA		CURRENT			MARKET	ANNUUALIZ	ED OPERATING EXPENSE	6		CURRENT	MARKET
No. of Units	4	Market Rent		\$174,000			\$174,000	Fixed Expension	ses				
Year Built	2019	Gain (Loss)-to-Lease	0.0	% \$0			-	Real Es	tate Taxes	1.174%		\$30,531	\$30,531
Lot Size SF	6,116	Gross Potential Rental Income		\$174,000			\$174,000	Direct A	Assessments	Per Assessor			
Zoning	RD1.5-1	Less: Vacancy	3.0	% -\$5,220		3.0%	-\$5,220	Insuran	ce	\$.35/SF		\$1,782	\$1,782
Building SF	5,090	Less: Non-Revenue Units	0.0	<mark>%</mark> \$0		0.0%	\$0	Reserve	es			\$1,708	\$1,708
APN's	5063-025-011	Less: Bad Debt	0.0	<mark>%</mark> \$0		0.0%	\$0						
Rent Stabilization Ordinance	No	Less: Concessions	0.0	<b>%</b> \$0		0.0%	\$0	Variable Exp	enses				
		Total Rental Income		\$168,780			\$168,780	Utilities				\$0	\$0
		Other Income	\$/unit/mo	\$0	\$	\$/unit/mo.	\$0	Gas				\$0	\$0
FINANCING (Proposed)		RUBS Income		\$0			\$0	Trash				\$0	\$0
Loan Amount	\$1,560,000	Parking Income		\$0			\$0	Contrac	ct Services (Gardening)	Once per mo	nth	\$720	\$720
Loan Constraint L	TV Constrained	Laundry Income		\$2,000			\$2,000	Repairs	& Maintenance	\$1281/unit		\$5,123	\$5,123
Loan -to-Value 60.00%	60%	Effective Gross Income		\$170,780			\$170,780	Turnove	er			\$0	\$0
Interest Rate	4.6%	Less: Expenses		-\$47,064			-\$47,064	Manage	ement Fee			\$7,200	\$7,200
Amortization (Years)	30	Net Operating Income		\$123,716			\$123,716	Total Expens	ies			\$47,064	\$47,064
DSCR Constraint	1.25	NOI Margin		72%			72%	% of EG	il			27.56%	27.56%
Annual Payment	\$97,241	Less: Debt Service		-\$97,241			-\$97,241	Expens	es/Unit			\$11,766	\$11,766
Monthly Payment	\$8,025	Pre-Tax Cash Flow		\$26,475	i		\$26,475	Expens	es/Gross SF			\$9.25	\$9.25
DSCR (actual)	1.27												

Broker/Agent does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. If your home is currently listed with another broker, this is not intended to solicit that listing. CalDRE 01928821



				CURRENT		SCHEDULED GROSS INCOME		MARKET		
#	STATUS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
1	Vacant	3 Bed/4 Bath		\$3,650		\$3,650		\$3,650		\$0
2	Vacant	3 Bed/4 Bath		\$3,650		\$3,650		\$3,650		\$0
3	Vacant	3 Bed/3 Bath		\$3,600		\$3,600		\$3,600		\$0
4	Vacant	3 Bed/3 Bath		\$3,600		\$3,600		\$3,600		\$0
	000 %			DENT		DENT	DENT/CE	DENT	DENT/CE	
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
4	0%	0		\$14,500		\$14,500		\$14,500		\$0

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