

FINANCIAL SUMMARY

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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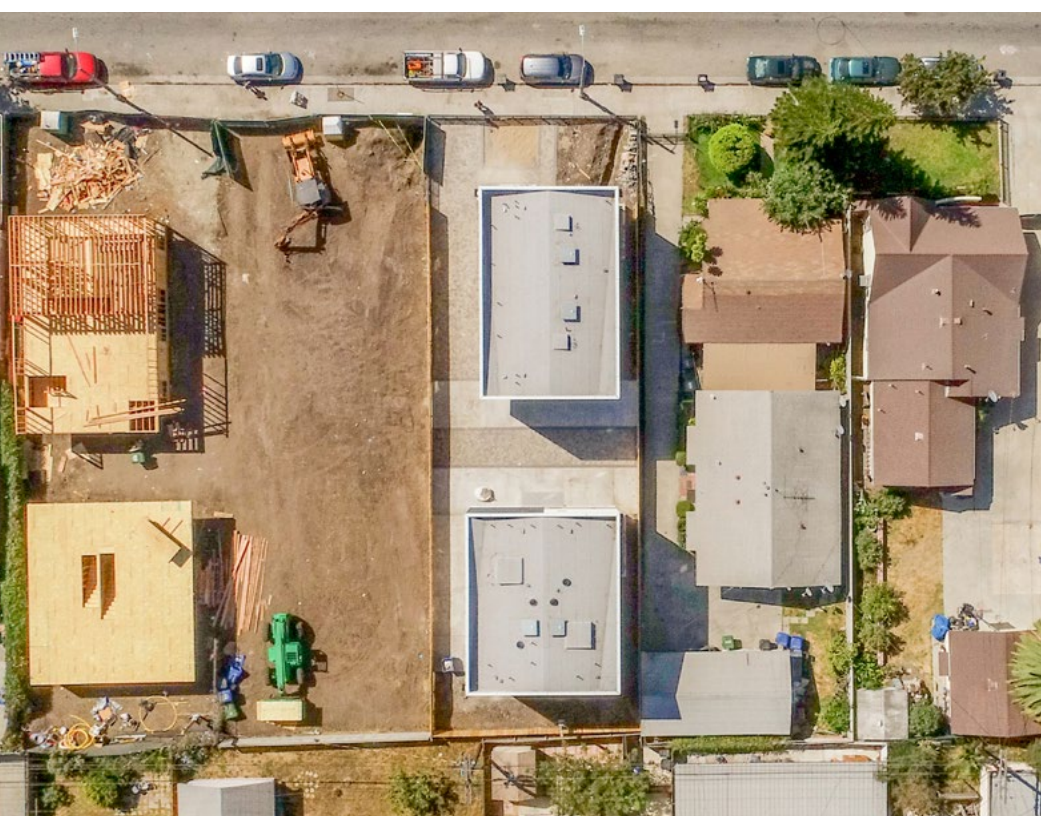
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FINANCIAL INDICATOR

Price	\$2,600,000
Down Payment	\$1,040,000
Current CAP	4.76%
Market CAP	4.76%
Price/Unit	\$650,000
Price/Gross SF	\$511
Current GRM	15.22
Market GRM	15.22

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
3 Bed/4 Bath	2		\$3,650 - \$3,650	\$3,650		\$7,300	\$3,600 - \$3,650	\$3,650		\$7,300	0.0%
3 Bed/3 Bath	2		\$3,600 - \$3,600	\$3,600		\$7,200	\$3,600 - \$3,600	\$3,600		\$7,200	0.0%
Totals/Weighted Averages		4		\$3,625	\$0.00	\$14,500		\$3,625	\$0.00	\$14,500	0.0%
						ANNUAL CURRENT	\$174,000	ANNUAL MARKET		\$174,000	

BUILDING DATA

No. of Units	4
Year Built	2019
Lot Size SF	6,116
Zoning	RD1.5-1
Building SF	5,090
APN's	5063-025-011
Rent Stabilization Ordinance	No

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Market Rent	\$174,000	\$174,000
Gain (Loss)-to-Lease	0.0% \$0	-
Gross Potential Rental Income	\$174,000	\$174,000
Less: Vacancy	3.0% -\$5,220	3.0% -\$5,220
Less: Non-Revenue Units	0.0% \$0	0.0% \$0
Less: Bad Debt	0.0% \$0	0.0% \$0
Less: Concessions	0.0% \$0	0.0% \$0
Total Rental Income	\$168,780	\$168,780
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$2,000	\$2,000
Effective Gross Income	\$170,780	\$170,780
Less: Expenses	-\$47,064	-\$47,064
Net Operating Income	\$123,716	\$123,716
<i>NOI Margin</i>	72%	72%
Less: Debt Service	-\$97,241	-\$97,241
Pre-Tax Cash Flow	\$26,475	\$26,475

ANNUALIZED OPERATING EXPENSES

	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.174% \$30,531	\$30,531
Direct Assessments	Per Assessor	
Insurance	\$.35/SF	\$1,782
Reserves		\$1,708
Variable Expenses		
Utilities	\$0	\$0
Gas	\$0	\$0
Trash	\$0	\$0
Contract Services (Gardening)	Once per month	\$720
Repairs & Maintenance	\$1281/unit	\$5,123
Turnover	\$0	\$0
Management Fee		\$7,200
Total Expenses	\$47,064	\$47,064
% of EGI	27.56%	27.56%
Expenses/Unit	\$11,766	\$11,766
Expenses/Gross SF	\$9.25	\$9.25

FINANCING (Proposed)

Loan Amount	\$1,560,000
Loan Constraint	LTV Constrained
Loan -to-Value	60.00% 60%
Interest Rate	4.6%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$97,241
Monthly Payment	\$8,025
DSCR (actual)	1.27

#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
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
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