

EXCLUSIVE MULTIFAMILY OPPORTUNITY



SOUTH LA | DUPLEX
1443 E 91st St, Los Angeles Ca 90002
Offering Price: \$850,000

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FINANCIAL INDICATOR	
Price	\$850,000
Down Payment	\$297,500
Current CAP	5.49%
Market CAP	6.73%
Price/Unit	\$425,000
Price/Gross SF	\$250
Current GRM	13.28
Market GRM	11.41

UNIT MIX	CURRENT						MARKET					
	Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to-Lease
5 Bed/3 Bath	2			\$2,700 - \$2,800	\$2,750		\$5,500	\$3,200 - \$3,200	\$3,200		\$6,400	14.1%
Totals/Weighted Averages	2				\$2,750	\$0.00	\$5,500		\$3,200	\$0.00	\$6,400	14.1%
					ANNUAL CURRENT		\$66,000		ANNUAL MARKET		\$76,800	

BUILDING DATA	
No. of Units	2
Year Built	2013
Lot Size SF	7,457
Zoning	LCR2
Building SF	*EST 3,400
APN's	6043-029-012
Rent Stabilization Ordinance	No

ANNUALIZED OPERATING DATA	CURRENT	MARKET
Market Rent	\$76,800	\$76,800
Gain (Loss)-to-Lease	14.1% -\$10,800	-
Gross Potential Rental Income	\$66,000	\$76,800
Less: Vacancy	3.0% -\$1,980	3.0% -\$2,304
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	\$64,020	\$74,496
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$64,020	\$74,496
Less: Expenses	-\$17,318	-\$17,318
Net Operating Income	\$46,702	\$57,178
NOI Margin	73%	77%
Less: Debt Service	-\$34,439	-\$34,439
Pre-Tax Cash Flow	\$12,262	\$22,738

ANNUALIZED OPERATING EXPENSES	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.156% \$9,828	\$9,828
Direct Assessments	Per Assessor	
Insurance	\$850	\$850
Reserves	\$640	\$640
Variable Expenses		
Utilities	\$0	\$0
Gas	\$0	\$0
Trash	\$0	\$0
Contract Services (Gardening)	Once per month \$480	\$480
Repairs & Maintenance	\$1,921	\$1,921
Turnover	\$0	\$0
Management Fee	\$3,600	\$3,600
Total Expenses	\$17,318	\$17,318
% of EGI	27.05%	23.25%
Expenses/Unit	\$8,659	\$8,659
Expenses/Gross SF	\$5.09	\$5.09

*Annualized Operation Expenses are estimates.