



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











BUILDING DATA

No. of Units

| 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 | | | | CUR | RRENT | | | 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% |
| | | | | ANNU | JAL CURRENT | \$66,000 | | ANNUA | AL MARKET | \$76,800 | |

| Year Built | | 2013 |
|---|----------------|--|
| Lot Size SF | | 7,457 |
| Zoning | | LCR2 |
| Building SF | *EST | 3,400 |
| APN's | | 6043-029-012 |
| Rent Stabilization | Ordinance | No |
| | | |
| | | |
| FINANCING (Prop | oosed) | |
| | | |
| Loan Amount | | \$552,500 |
| Loan Amount Loan Constraint | LT | \$552,500 V Constrained |
| 20011711100111 | LT 65.00% | |
| Loan Constraint | | V Constrained |
| Loan Constraint Loan -to-Value | 65.00% | V Constrained 65% |
| Loan Constraint Loan -to-Value Interest Rate | 65.00% | V Constrained 65% 4.6% |
| Loan Constraint Loan -to-Value Interest Rate Amortization (Yea | 65.00% | V Constrained 65% 4.6% 30 |
| Loan Constraint Loan -to-Value Interest Rate Amortization (Yea DSCR Constraint | 65.00% ars) | V Constrained 65% 4.6% 30 1.25 |
| Loan Constraint Loan -to-Value Interest Rate Amortization (Yea DSCR Constraint Annual Payment | 65.00% ars) | V Constrained 65% 4.6% 30 1.25 \$34,439 |

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| 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 |

| ANNUUALIZED OPERATING EXPENS | SES | 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% | 23.259 |
| Expenses/Unit | | \$8,659 | \$8,659 |
| Expenses/Gross SF | | \$5.09 | \$5.09 |

^{*}Annualized Operation Expenses are estimates.

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