

EXCLUSIVE MULTIFAMILY OPPORTUNITY



UNAVAILABLE
3525 E PERCY ST, LOS ANGELES CA 90023

AVAILABLE
3527 E PERCY ST, LOS ANGELES CA 90023



Julie Olsen CalDRE 01435744
949.735.7094 | julie@olsenre.com

Keegan Olsen CalDRE 02096850
949.735.6877 | keegan@olsenre.com

UNAVAILABLE

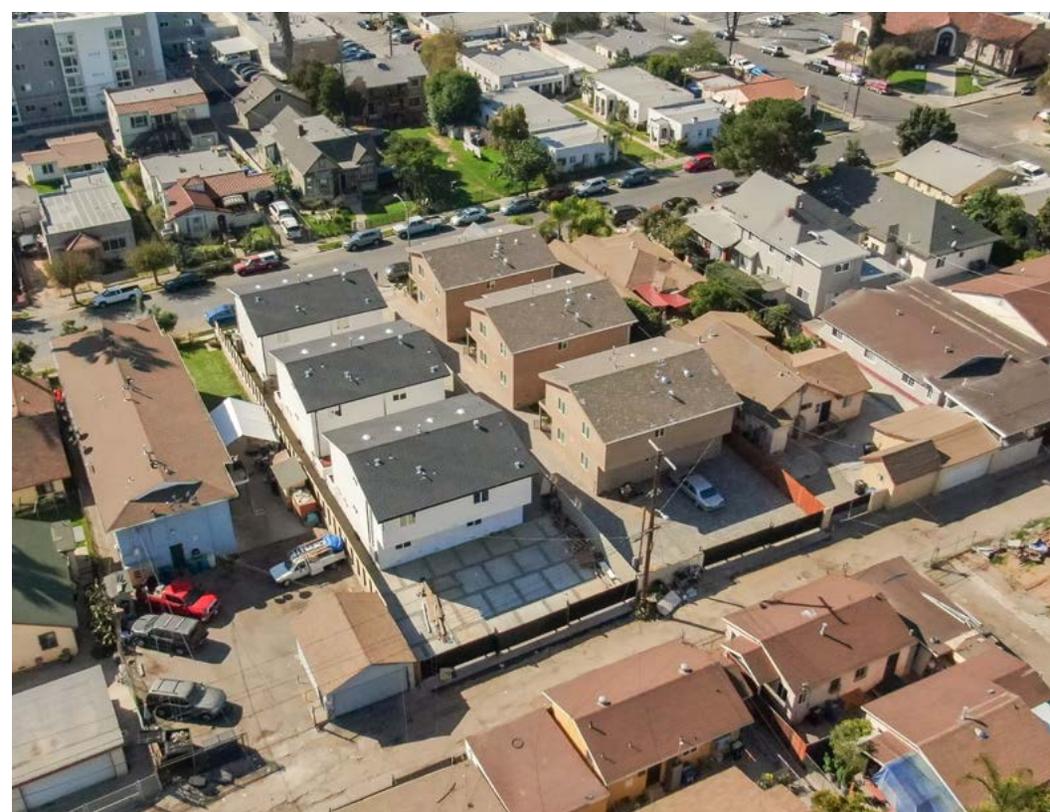
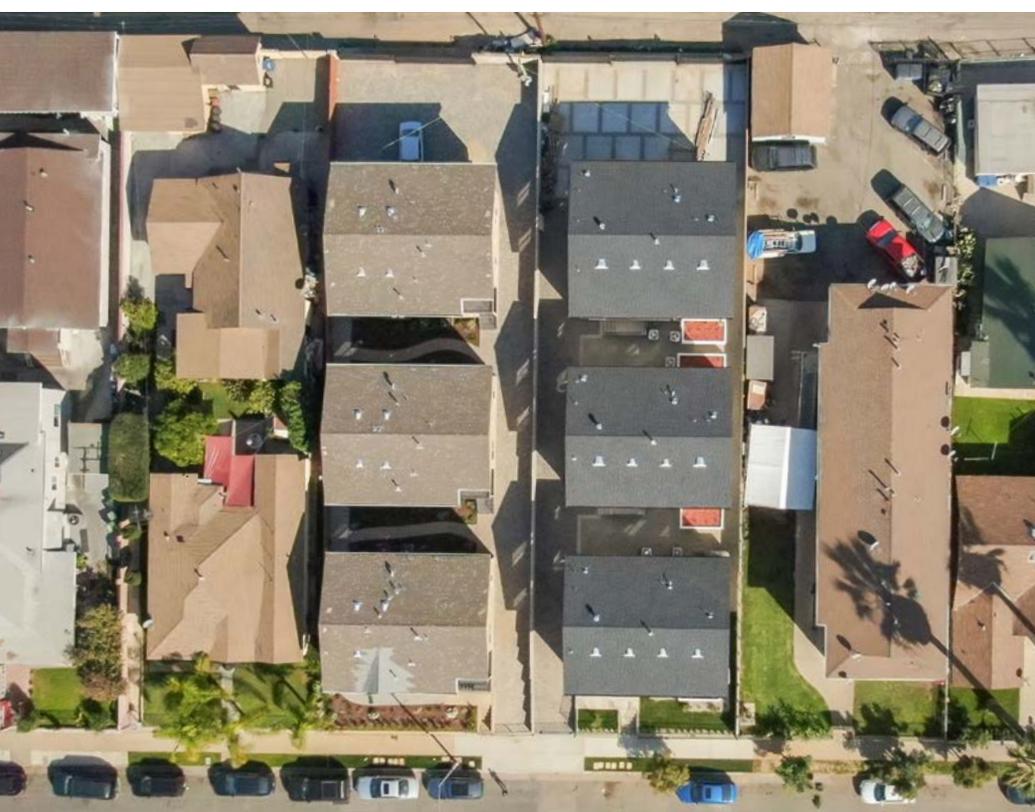
3525 E PERCY ST
LOS ANGELES CA 90023

Offering Price: -
Units: 6
Building SF: apx. 7,000
Lot SF: 8,990

AVAILABLE

3527 E PERCY ST
LOS ANGELES CA 90023

Offering Price: \$2,540,000
Units: 6
Building SF: apx. 7,000
Lot SF: 8,990



FINANCIAL INDICATOR

Price	\$2,540,000
Down Payment	\$1,270,000
Current CAP	5.69%
Market CAP	5.69%
Price/Unit	\$423,333
Price/Gross SF	\$363
Current GRM	12.54
Market GRM	12.54

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		
3 Bed/2 Bath	6		\$2,900 - \$2,900	\$2,900		\$17,400	\$2,900 - \$2,900	\$2,900		\$17,400	0.0%		
Totals/Weighted Averages						\$17,400					\$17,400	0.0%	
						ANNUAL CURRENT	\$208,800					ANNUAL MARKET	\$208,800

BUILDING DATA

No. of Units	6
Year Built	2019
Lot Size SF	8,990
Zoning	RD1.5-1-CUGU
Building SF	*EST 7,000
APN's	5188-006-027
Rent Stabilization Ordinance	No

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Market Rent	\$208,800	\$208,800
Gain (Loss)-to-Lease	0.0% \$0	-
Gross Potential Rental Income	\$208,800	\$208,800
Less: Vacancy	3.0% -\$6,264	3.0% -\$6,264
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	\$202,536	\$202,536
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$202,536	\$202,536
Less: Expenses	-\$57,898	-\$57,898
Net Operating Income	\$144,638	\$144,638
<i>NOI Margin</i>	<i>71%</i>	<i>71%</i>
Less: Debt Service	-\$77,967	-\$77,967
Pre-Tax Cash Flow	\$66,671	\$66,671

ANNUALIZED OPERATING EXPENSES

	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.174% \$29,827	\$29,827
Direct Assessments	Per Assessor	
Insurance	\$35/SF \$2,450	\$2,450
Reserves	\$2,025	\$2,025
Variable Expenses		
Utilities	\$0	\$0
Gas	\$0	\$0
Trash	\$6,000	\$6,000
Contract Services (Gardening)	Once per month \$720	\$720
Repairs & Maintenance	\$1013/unit \$6,076	\$6,076
Turnover	\$0	\$0
Management Fee	\$10,800	\$10,800
Total Expenses	\$57,898	\$57,898
% of EGI	28.59%	28.59%
Expenses/Unit	\$9,650	\$9,650
Expenses/Gross SF	\$8.27	\$8.27

FINANCING (Proposed)

Loan Amount	\$1,270,000
Loan Constraint	LTV Constrained
Loan -to-Value	50.00% 50%
Interest Rate	4.5%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$77,967
Monthly Payment	\$6,435
DSCR (actual)	1.86



#	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/2 Bath		\$2,900		\$2,900		\$2,900		\$0
2	Vacant	3 Bed/2 Bath		\$2,900		\$2,900		\$2,900		\$0
3	Vacant	3 Bed/2 Bath		\$2,900		\$2,900		\$2,900		\$0
4	Vacant	3 Bed/2 Bath		\$2,900		\$2,900		\$2,900		\$0
5	Vacant	3 Bed/2 Bath		\$2,900		\$2,900		\$2,900		\$0
6	Vacant	3 Bed/2 Bath		\$2,900		\$2,900		\$2,900		\$0
UNITS				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
6	0%	0		\$17,400		\$17,400		\$17,400		\$0

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