

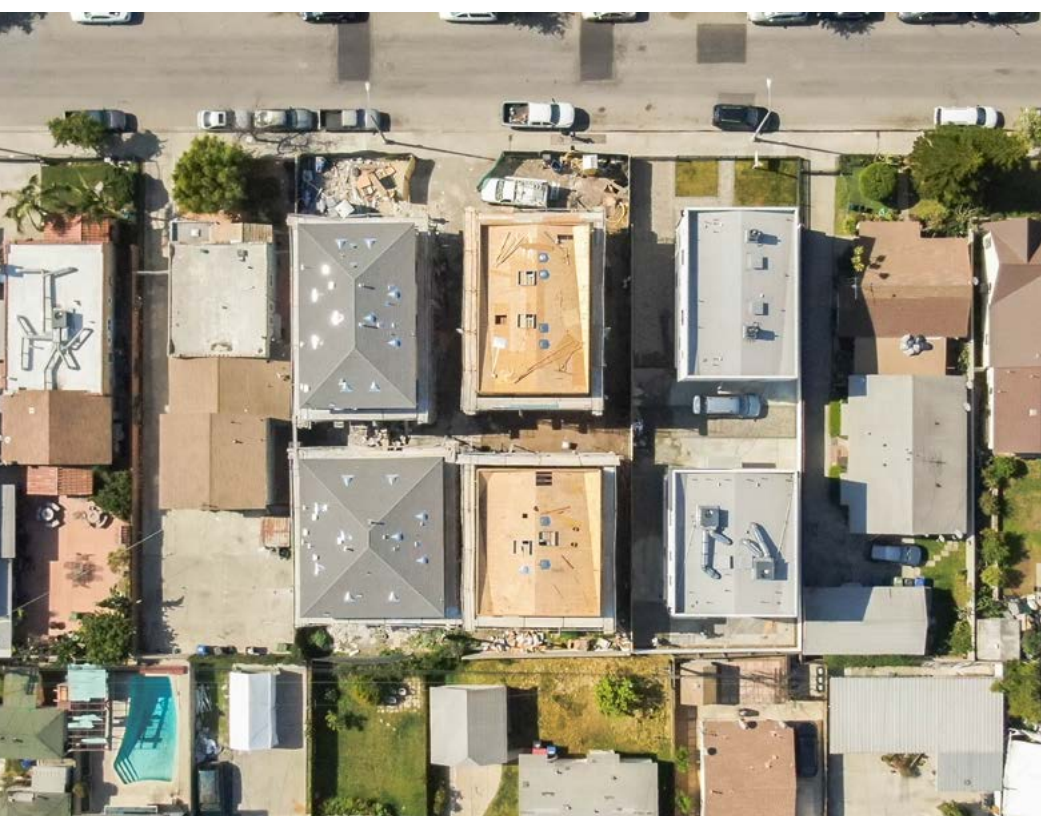
EXCLUSIVE MULTIFAMILY OPPORTUNITY



BRAND NEW CONSTRUCTION | 4 UNITS
2100 Hauser Blvd, Los Angeles Ca 90016
Offering Price: \$2,675,000

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FINANCIAL INDICATOR		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
Price	\$2,675,000												
Down Payment	\$975,424												
Current CAP	5.00%	3 Bed/3.5 Bath	2		\$3,750 - \$3,750	\$3,750	\$7,500	\$3,750 - \$3,750	\$3,750		\$7,500	0.0%	
Market CAP	5.00%	4 Bed/4 Bath	2		\$4,100 - \$4,100	\$4,100	\$8,200	\$3,750 - \$4,100	\$4,100		\$8,200	0.0%	
Price/Unit	\$668,750												
Price/Gross SF	\$444												
Current GRM	14.64												
Market GRM	14.64												
Totals/Weighted Averages			4			\$3,925	\$15,700		\$3,925		\$15,700	0.0%	
						ANNUAL CURRENT	\$188,400		ANNUAL MARKET		\$188,400		

BUILDING DATA		ANNUALIZED OPERATING DATA		CURRENT		MARKET		ANNUALIZED OPERATING EXPENSES		CURRENT		MARKET	
No. of Units	4	Market Rent		\$188,400		\$188,400		Fixed Expenses					
Year Built	2020	Gain (Loss)-to-Lease	0.0%	\$0		-		Real Estate Taxes	1.174%	\$31,412	\$31,412		
Lot Size SF	6,115	Gross Potential Rental Income		\$188,400		\$188,400		Direct Assessments	Per Assessor				
Zoning	RD15-1	Less: Vacancy	3.0%	-\$5,652	3.0%	-\$5,652		Insurance	\$.35/SF	\$2,110	\$2,110		
Building SF (APX.)	6,028	Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0		Reserves		\$1,827	\$1,827		
APN's	5063-024-030	Less: Bad Debt	0.0%	\$0	0.0%	\$0		Variable Expenses					
Rent Stabilization Ordinance	No	Less: Concessions	0.0%	\$0	0.0%	\$0		Utilities		\$0	\$0		
FINANCING (Proposed)		Total Rental Income		\$182,748		\$182,748		Gas		\$0	\$0		
Loan Amount	\$1,699,576	Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0		Trash		\$0	\$0		
Loan Constraint	DSCR Constrained	RUBS Income		\$0		\$0		Contract Services (Gardening)	Once per Month	\$720	\$720		
Loan -to-Value	63.54%	Parking Income		\$0		\$0		Repairs & Maintenance		\$5,482	\$5,482		
Interest Rate	4.8%	Laundry Income		\$0		\$0		Turnover		\$0	\$0		
Amortization (Years)	30	Effective Gross Income		\$182,748		\$182,748		Management Fee		\$7,440	\$7,440		
DSCR Constraint	1.25	Less: Expenses		-\$48,992		-\$48,992		Total Expenses		\$48,992	\$48,992		
Annual Payment	\$108,052	Net Operating Income		\$133,756		\$133,756		% of EGI		26.81%	26.81%		
Monthly Payment	\$8,917	NOI Margin		73%		73%		Expenses/Unit		\$12,248	\$12,248		
DSCR (actual)	1.24	Less: Debt Service		-\$108,052		-\$108,052		Expenses/Gross SF		\$8.13	\$8.13		
		Pre-Tax Cash Flow		\$25,704		\$25,704							

#	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/3.5 Bath		\$3,750		\$3,750		\$3,750		\$0
2	Vacant	3 Bed/3.5 Bath		\$3,750		\$3,750		\$3,750		\$0
3	Vacant	4 Bed/4 Bath		\$4,100		\$4,100		\$4,100		\$0
4	Vacant	4 Bed/4 Bath		\$4,100		\$4,100		\$4,100		\$0
SUMMARY										
UNITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
4	0%	0		\$15,700		\$15,700		\$15,700		\$0