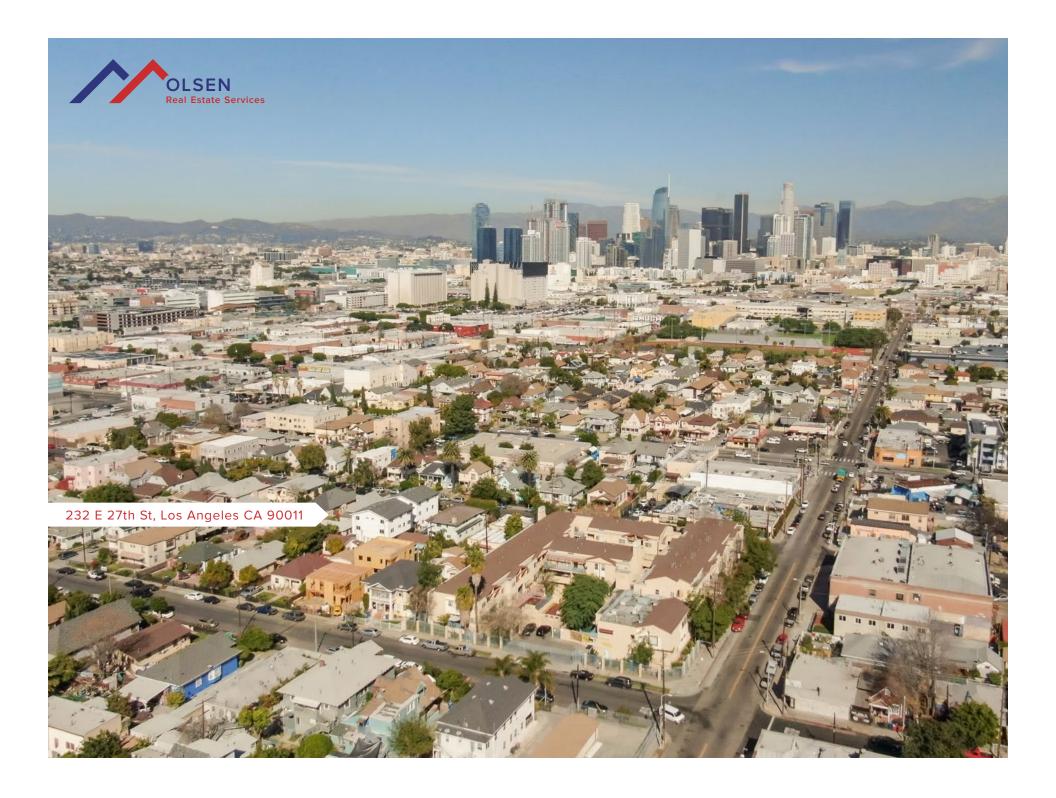




NEW CONSTRUCTION | 4 UNITS 232 E 27th St, Los Angeles CA 90011 Offering Price: \$2,600,000

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FINANCIAL INDICATOR		UNIT MIX				CURRE	NT			MARKET			
Price	\$2,600,000		# of U	nit		Avg.	Avg.	Monthly			Avg.	Monthly	Loss-to-
Down Payment	\$910,000	Unit Type	Units Si	e Re	ntal Range	Rent	Rent/SF	Income	Rental Range	Avg. Rent	Rent/SF	Income	Lease
Current CAP	6.01%	5 Bed/4 Bath	2	\$4,65	0 - \$4,650	\$4,650		\$9,300	\$4,000 - \$4,650	\$4,650		\$9,300	0.0%
Market CAP	6.01%	4 Bed/4 Bath	2	\$4,00	0 - \$4,000	\$4,000		\$8,000	\$4,000 - \$4,000	\$4,000		\$8,000	0.0%
Price/Unit	\$650,000												
Price/Gross SF	\$337												
Current GRM	12.91												
Market GRM	12.91												
		Totals/Weighted Averages	4					\$17,300				\$17,300	0.0%
		<u> </u>				ANNU	AL CURRENT	\$207,600		ANNUA	L MARKET	\$207,600	
BUILDING DATA		ANNUALIZED OPERATING DATA		CURRE	NT		MARKET	ANNUUALIZ	ED OPERATING EXPENSE	S		CURRENT	MARKET
No. of Units	4	Market Rent		\$207,6	00		\$207,600	Fixed Expens	ses				
Year Built	2020	Gain (Loss)-to-Lease	0	0% \$0			-	Real Es	tate Taxes	1.174%		\$30,531	\$30,531
Lot Size SF	6,251	Gross Potential Rental Income		\$207,6	00		\$207,600	Direct A	Assessments	Per Assessor			
Zoning	RD1.5-1	Less: Vacancy	3	<mark>0%</mark> -\$6,2	.8	3.0%	-\$6,228	Insuran	ce	\$.35/SF		\$2,696	\$2,696
Building SF *EST	7,704	Less: Non-Revenue Units	0	<mark>0%</mark> \$0		0.0%	\$0	Reserve	es			\$2,014	\$2,014
APN's	5128-002-016	Less: Bad Debt	0	<mark>0%</mark> \$0		0.0%	\$0						
Rent Stabilization Ordinance	No	Less: Concessions	0	<mark>0%</mark> \$0		0.0%	\$0	Variable Exp	enses				
		Total Rental Income		\$201,3	72		\$201,372	Utilities				\$0	\$0
		Other Income	\$/unit/mo	. \$0		\$/unit/mo.	\$0	Gas				\$0	\$0
FINANCING (Proposed)		RUBS Income		\$0			\$0	Trash				\$0	\$0
Loan Amount	\$1,690,000	Parking Income		\$0			\$0	Contrac	ct Services (Gardening)	Once per mont	th	\$720	\$720
Loan Constraint I	TV Constrained	Laundry Income		\$0			\$0	Repairs	& Maintenance			\$2,014	\$2,014
Loan -to-Value 65.00%	65%	Effective Gross Income		\$201,3	72		\$201,372	Turnove	er			\$0	\$0
Interest Rate	4.5%	Less: Expenses		-\$45,1	75		-\$45,175	Manage	ement Fee			\$7,200	\$7,200
Amortization (Years)	30	Net Operating Income		\$156	197		\$156,197	Total Expens	es			\$45,175	\$45,175
DSCR Constraint	1.25	NOI Margin		78%			<i>78%</i>	% of EG	il			22.43%	22.43%
Annual Payment	\$103,752	Less: Debt Service		-\$103,7	52		-\$103,752	Expense	es/Unit			\$11,294	\$11,294
Monthly Payment	\$8,563	Pre-Tax Cash Flow		\$52,	145		\$52,445	Expense	es/Gross SF			\$5.86	\$5.86
DSCR (actual)	1.51												

Broker/Agent does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. If your home is currently listed with another broker, this is not intended to solicit that listing. CalDRE 01928821



				CURRENT		SCHEDULED GROSS INCOME		MARKET		
#	STATUS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
 1	Vacant	5 Bed/4 Bath		\$4,650		\$4,650		\$4,650		\$0
2	Vacant	5 Bed/4 Bath		\$4,650		\$4,650		\$4,650		\$0
3	Vacant	4 Bed/4 Bath		\$4,000		\$4,000		\$4,000		\$0
4	Vacant	4 Bed/4 Bath		\$4,000		\$4,000		\$4,000		\$0
 IITC	000 %			DENT		DENT		DENT		
 NITS	OCC.%	OCCUPIED UNITS	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
4	0%	0		\$17,300		\$17,300		\$17,300		\$0

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