

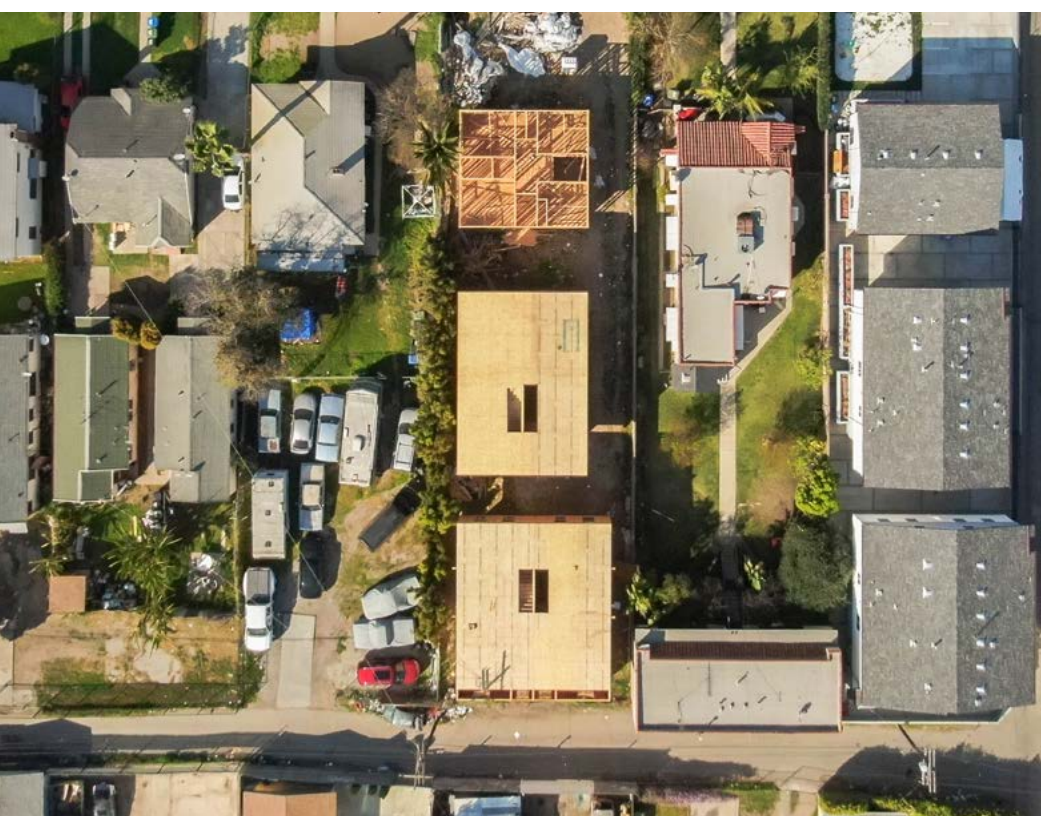
EXCLUSIVE MULTIFAMILY OPPORTUNITY



BRAND NEW CONSTRUCTION | 5 UNITS
826 W 80th St, Los Angeles Ca 90044
Offering Price: \$2,500,000

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FINANCIAL INDICATOR	UNIT MIX			CURRENT				MARKET				
	Price	# 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	\$2,500,000											
Down Payment	\$2,500,000											
Current CAP	5.52%	5		\$3,300 - \$3,500	\$3,340		\$16,700	\$3,300 - \$3,500	\$3,340		\$16,700	0.0%
Market CAP	5.52%											
Price/Unit	\$500,000											
Price/Gross SF	\$281											
Current GRM	12.86											
Market GRM	12.86											
Totals/Weighted Averages		5			\$3,340		\$16,700		\$3,340		\$16,700	0.0%
					ANNUAL CURRENT		\$200,400	ANNUAL MARKET		\$200,400		

BUILDING DATA	ANNUALIZED OPERATING DATA			CURRENT		MARKET		ANNUALIZED OPERATING EXPENSES			CURRENT		MARKET									
	No. of Units	Year Built	Lot Size SF	Market Rent	Gain (Loss)-to-Lease	Gross Potential Rental Income	Less: Vacancy	Less: Non-Revenue Units	Less: Bad Debt	Less: Concessions	Total Rental Income	Other Income	RUBS Income	Parking Income	Laundry Income	Effective Gross Income	Less: Expenses	Net Operating Income	NOI Margin	Less: Debt Service	Pre-Tax Cash Flow	
No. of Units	5			\$200,400	0.0%	\$200,400					\$194,388	\$0	\$0	\$0	\$0	\$194,388	-\$56,267	\$138,121	71%	\$0	\$138,121	
Year Built	2019			\$0		\$200,400	3.0%	0.0%	0.0%	0.0%	\$194,388	\$/unit/mo.	\$0	\$0	\$0	\$194,388	-\$56,267	\$138,121	71%	\$0	\$138,121	
Lot Size SF	9,302			\$0		\$200,400					\$194,388		\$0	\$0	\$0	\$194,388	-\$56,267	\$138,121	71%	\$0	\$138,121	
Zoning	[Q]R3-1			-\$6,012		\$200,400					\$194,388		\$0	\$0	\$0	\$194,388	-\$56,267	\$138,121	71%	\$0	\$138,121	
Building SF (APX.)	8,900			\$0		\$200,400					\$194,388		\$0	\$0	\$0	\$194,388	-\$56,267	\$138,121	71%	\$0	\$138,121	
APN's	6032-003-010			\$0		\$200,400					\$194,388		\$0	\$0	\$0	\$194,388	-\$56,267	\$138,121	71%	\$0	\$138,121	
Rent Stabilization Ordinance	No			\$0		\$200,400					\$194,388		\$0	\$0	\$0	\$194,388	-\$56,267	\$138,121	71%	\$0	\$138,121	
FINANCING (Proposed)																						
Loan Amount	\$0																					
Loan Constraint	LTV Constrained																					
Loan -to-Value	0.00%	0%																				
Interest Rate	4.8%																					
Amortization (Years)	30																					
DSCR Constraint	1.25																					
Annual Payment	\$0																					
Monthly Payment	\$0																					
DSCR (actual)	#DIV/0!																					

#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
1	Vacant	5 Bed/3 Bath		\$3,500		\$3,500		\$3,500		\$0
2	Vacant	5 Bed/3 Bath		\$3,300		\$3,300		\$3,300		\$0
3	Vacant	5 Bed/3 Bath		\$3,300		\$3,300		\$3,300		\$0
4	Vacant	5 Bed/3 Bath		\$3,300		\$3,300		\$3,300		\$0
5	Vacant	5 Bed/3 Bath		\$3,300		\$3,300		\$3,300		\$0
UNITS				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
5	0%	0		\$16,700		\$16,700		\$16,700		\$0