

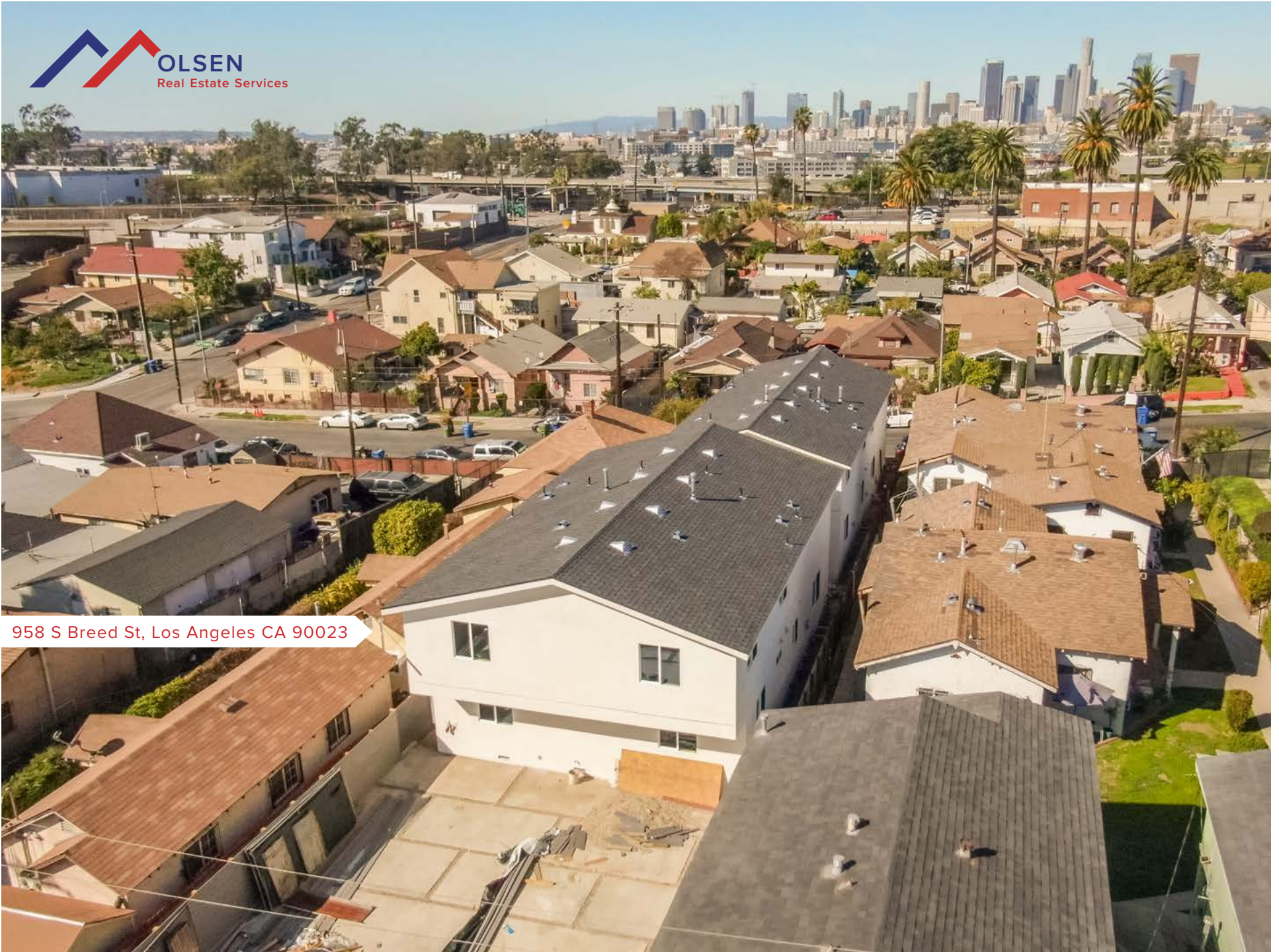
EXCLUSIVE MULTIFAMILY OPPORTUNITY



NEW CONSTRUCTION | 4 UNITS  
958 S Breed St, Los Angeles CA 90023  
Offering Price: \$2,090,000

JULIE OLSEN | 949.735.7094 | julie@olsenre.com CalDRE 01435744

KEEGAN OLSEN | 949.735.6877 | keegan@olsenre.com CalDRE 02096850



958 S Breed St, Los Angeles CA 90023





**FINANCIAL INDICATOR**

Price	\$2,090,000
Down Payment	\$627,000
Current CAP	5.75%
Market CAP	5.75%
Price/Unit	\$522,500
Price/Gross SF	\$354
Current GRM	13.20
Market GRM	13.20

**UNIT MIX**

Unit Type	# of Units	Unit Size	CURRENT				MARKET				
			Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to-Lease
4 Bed/3 Bath	4		\$3,400 - \$3,400	\$3,400		\$13,600	\$3,400 - \$3,400	\$3,400		\$13,600	0.0%
Totals/Weighted Averages		4				\$13,600				\$13,600	0.0%
						ANNUAL CURRENT	\$163,200	ANNUAL MARKET		\$163,200	

**BUILDING DATA**

No. of Units	4
Year Built	2020
Lot Size SF	6,863
Zoning	RD1.5-1-CUGU
Building SF	*EST 5,900
APN's	5189-006-012
Rent Stabilization Ordinance	No

**ANNUALIZED OPERATING DATA**

	CURRENT	MARKET
Market Rent	\$163,200	\$163,200
Gain (Loss)-to-Lease	0.0% \$0	-
Gross Potential Rental Income	\$163,200	\$163,200
Less: Vacancy	3.0% -\$4,896	3.0% -\$4,896
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	\$158,304	\$158,304
Other Income	\$/unit/mo. \$0	\$/unit/mo. \$0
RUBS Income	\$0	\$0
Parking Income	\$0	\$0
Laundry Income	\$0	\$0
Effective Gross Income	\$158,304	\$158,304
Less: Expenses	-\$38,071	-\$38,071
Net Operating Income	\$120,233	\$120,233
NOI Margin	76%	76%
Less: Debt Service	-\$89,816	-\$89,816
Pre-Tax Cash Flow	\$30,418	\$30,418

**ANNUALIZED OPERATING EXPENSES**

	CURRENT	MARKET
Fixed Expenses		
Real Estate Taxes	1.181% \$24,680	\$24,680
Direct Assessments	Per Assessor	
Insurance	\$ .35/SF \$2,065	\$2,065
Reserves	\$1,583	\$1,583
Variable Expenses		
Utilities	\$0	\$0
Gas	\$0	\$0
Trash	\$0	\$0
Contract Services (Gardening)	Once per month \$720	\$720
Repairs & Maintenance	\$1,583	\$1,583
Turnover	\$0	\$0
Management Fee	\$7,440	\$7,440
Total Expenses	\$38,071	\$38,071
% of EGI	24.05%	24.05%
Expenses/Unit	\$9,518	\$9,518
Expenses/Gross SF	\$6.45	\$6.45

**FINANCING (Proposed)**

Loan Amount	\$1,463,000
Loan Constraint	LTV Constrained
Loan -to-Value	70.00% 70%
Interest Rate	4.5%
Amortization (Years)	30
DSCR Constraint	1.25
Annual Payment	\$89,816
Monthly Payment	\$7,413
DSCR (actual)	1.34



#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
1	Vacant	4 Bed/3 Bath		\$3,400		\$3,400		\$3,400		\$0
2	Vacant	4 Bed/3 Bath		\$3,400		\$3,400		\$3,400		\$0
3	Vacant	4 Bed/3 Bath		\$3,400		\$3,400		\$3,400		\$0
3	Vacant	4 Bed/3 Bath		\$3,400		\$3,400		\$3,400		\$0
<b>UNITS</b>				<b>RENT</b>	<b>RENT/SF</b>	<b>RENT</b>	<b>RENT/SF</b>	<b>RENT</b>	<b>RENT/SF</b>	<b>LOSS-TO-LEASE</b>
4	0%	0		\$13,600		\$13,600		\$13,600		\$0

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