

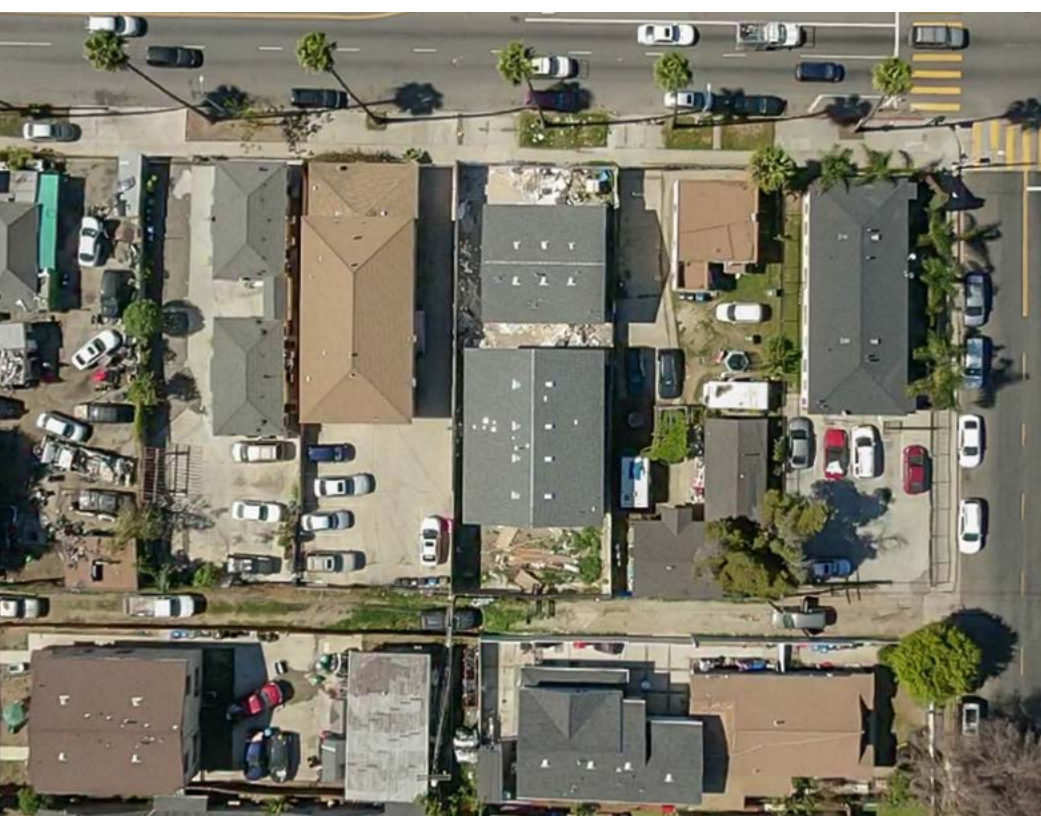
EXCLUSIVE MULTIFAMILY OPPORTUNITY



BRAND NEW CONSTRUCTION | 4 UNITS
11164 S Figueroa St, Los Angeles Ca 90061
Offering Price: \$1,700,000

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FINANCIAL INDICATOR		UNIT MIX		CURRENT				MARKET				
Price	\$1,700,000	# 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
Down Payment	\$765,000											
Current CAP	5.60%	5 Bed/3 Bath	1	\$3,200 - \$3,200	\$3,200		\$3,200	\$0 - \$3,200	\$3,200		\$3,200	0.0%
Market CAP	5.60%	3 Bed/ 2 Bath	3	\$2,600 - \$2,600	\$2,600		\$7,800	\$2,600 - \$2,600	\$2,600		\$7,800	0.0%
Price/Unit	\$425,000											
Price/Gross SF	\$283											
Current GRM	13.28											
Market GRM	13.28											
Totals/Weighted Averages		4					\$11,000				\$11,000	0.0%
							ANNUAL CURRENT				ANNUAL MARKET	\$132,000

BUILDING DATA		ANNUALIZED OPERATING DATA		CURRENT		MARKET		ANNUALIZED OPERATING EXPENSES		CURRENT		MARKET	
No. of Units	4	Market Rent		\$132,000		\$132,000		Fixed Expenses					
Year Built	2020	Gain (Loss)-to-Lease	0.0%	\$0		-		Real Estate Taxes	1.174%	\$19,963	\$19,963		
Lot Size SF	4,773	Gross Potential Rental Income		\$132,000		\$132,000		Direct Assessments	Per Assessor				
Zoning	C2-2D-CPIO	Less: Vacancy	3.0%	-\$3,960	3.0%	-\$3,960		Insurance	\$.35/SF	\$2,100	\$2,100		
Building SF	*EST 6,000	Less: Non-Revenue Units	0.0%	\$0	0.0%	\$0		Reserves		\$1,280	\$1,280		
APN's	6075-029-035	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		
		Total Rental Income		\$128,040		\$128,040		Gas		\$0	\$0		
		Other Income	\$/unit/mo.	\$0	\$/unit/mo.	\$0		Trash		\$0	\$0		
		RUBS Income		\$0		\$0		Contract Services (Gardening)	Once per month	\$720	\$720		
		Parking Income		\$0		\$0		Repairs & Maintenance		\$1,280	\$1,280		
		Laundry Income		\$0		\$0		Turnover		\$0	\$0		
		Effective Gross Income		\$128,040		\$128,040		Management Fee		\$7,440	\$7,440		
		Less: Expenses		-\$32,784		-\$32,784		Total Expenses		\$32,784	\$32,784		
		Net Operating Income		\$95,256		\$95,256		% of EGI		25.60%	25.60%		
		NOI Margin		74%		74%		Expenses/Unit		\$8,196	\$8,196		
		Less: Debt Service		-\$57,401		-\$57,401		Expenses/Gross SF		\$5.46	\$5.46		
		Pre-Tax Cash Flow		\$37,855		\$37,855							

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



#	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		\$3,200		\$3,200		\$3,200		\$0
2	Vacant	3 Bed/ 2 Bath		\$2,600		\$2,600		\$2,600		\$0
3	Vacant	3 Bed/ 2 Bath		\$2,600		\$2,600		\$2,600		\$0
4	Vacant	3 Bed/ 2 Bath		\$2,600		\$2,600		\$2,600		\$0
UNITS				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
4	0%	0		\$11,000		\$11,000		\$11,000		\$0

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