

2315

CARMONA AVENUE
LOS ANGELES, CA 90016



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An aerial photograph of a residential neighborhood, likely in Los Angeles, showing multi-story apartment buildings with beige and pinkish walls and grey roofs. A prominent palm tree stands in the middle ground. In the background, a city skyline is visible under a blue sky with scattered clouds. A semi-transparent geometric pattern of white lines is overlaid on the left side of the image.

01

INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

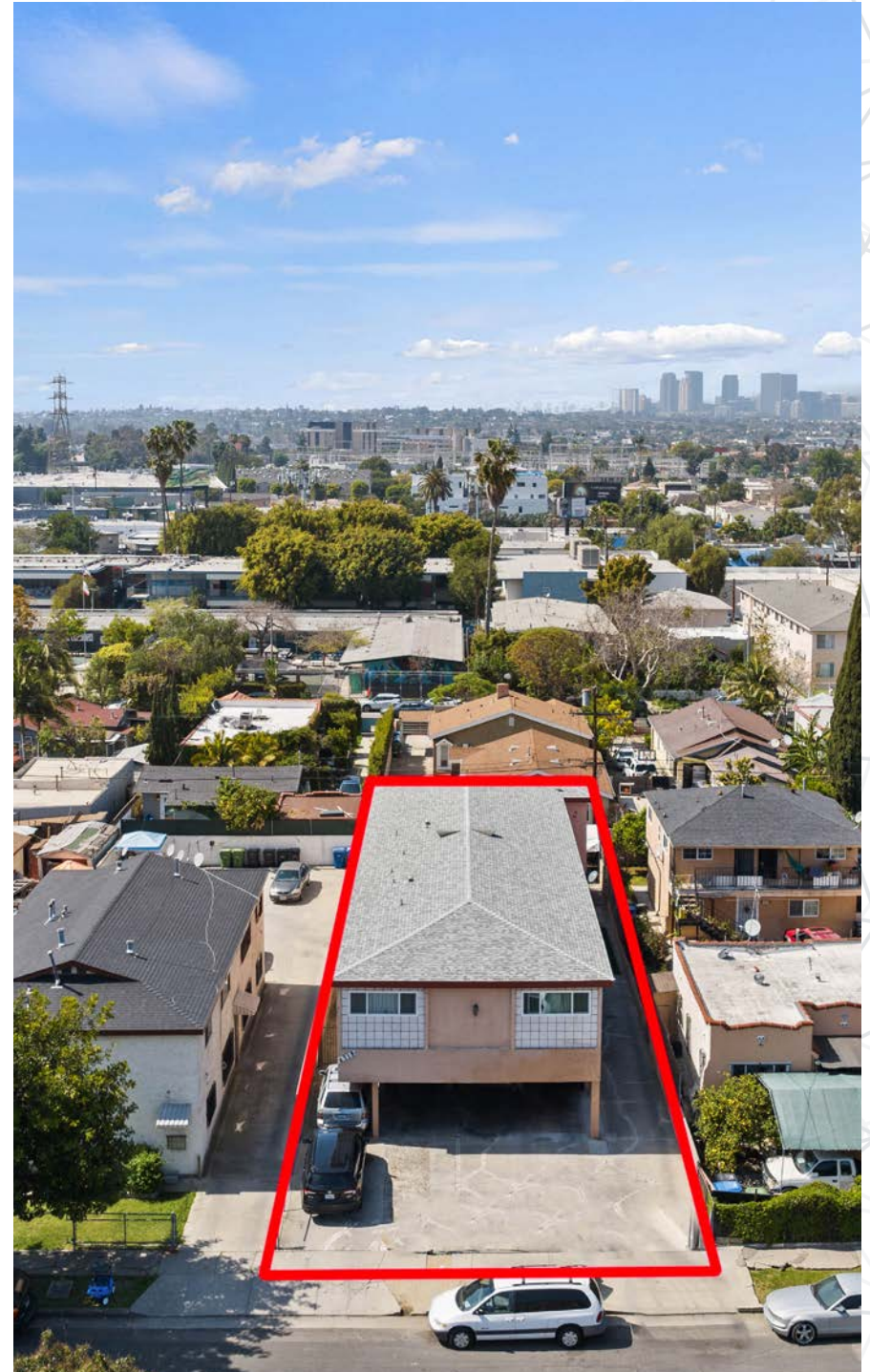
PROPERTY DESCRIPTION

Welcome to this impeccably designed 4-unit apartment complex, where thoughtful living meets convenience. Situated with 2 units on each floor, the layout utilizes space and optimizes privacy. Two of the units boast 3 bedrooms and 2 baths each, providing ample accommodation for comfortable living. The remaining units feature 2 bedrooms with 2 baths and 2 bedrooms with 1 bath respectively. Each unit has assigned covered parking plus additional on site parking. This complex is centrally located, offering easy access to Culver City and beyond.

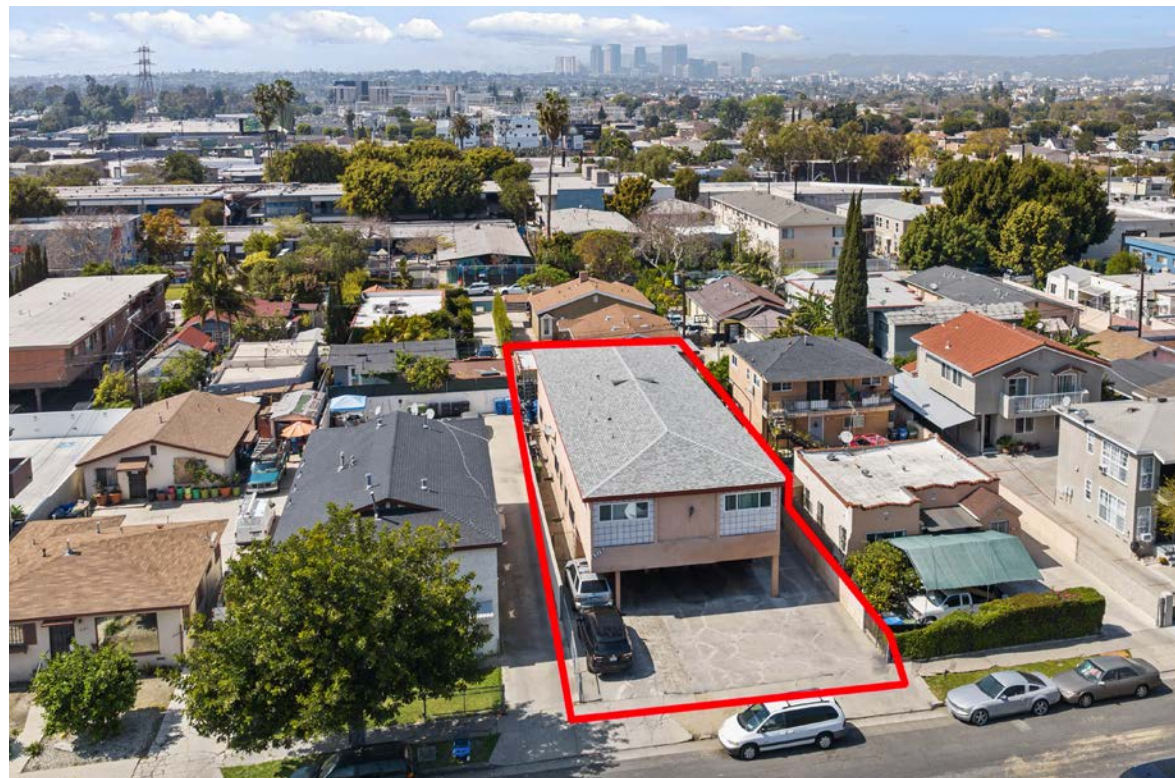
Buyer to independently verify square footage of both the lot and the building(s) as well as building permits to their satisfaction and rely solely on their own investigation. Apartment being sold "As Is" condition. Property to be sold with tenants occupied. Buyer to cooperate with sellers 1031 exchange at no cost to the buyer.

PROPERTY HIGHLIGHTS

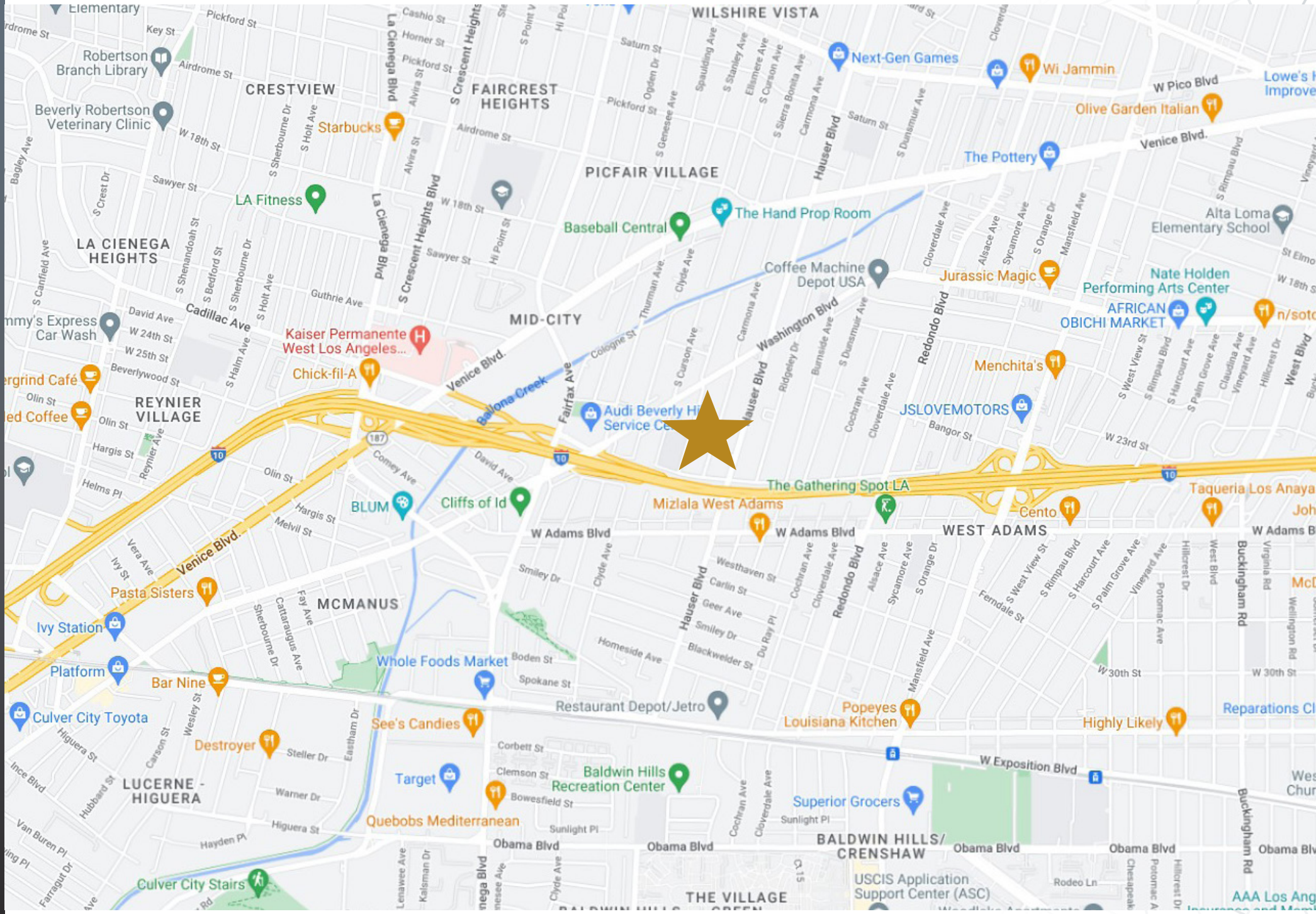
- 4-units
- Central Location

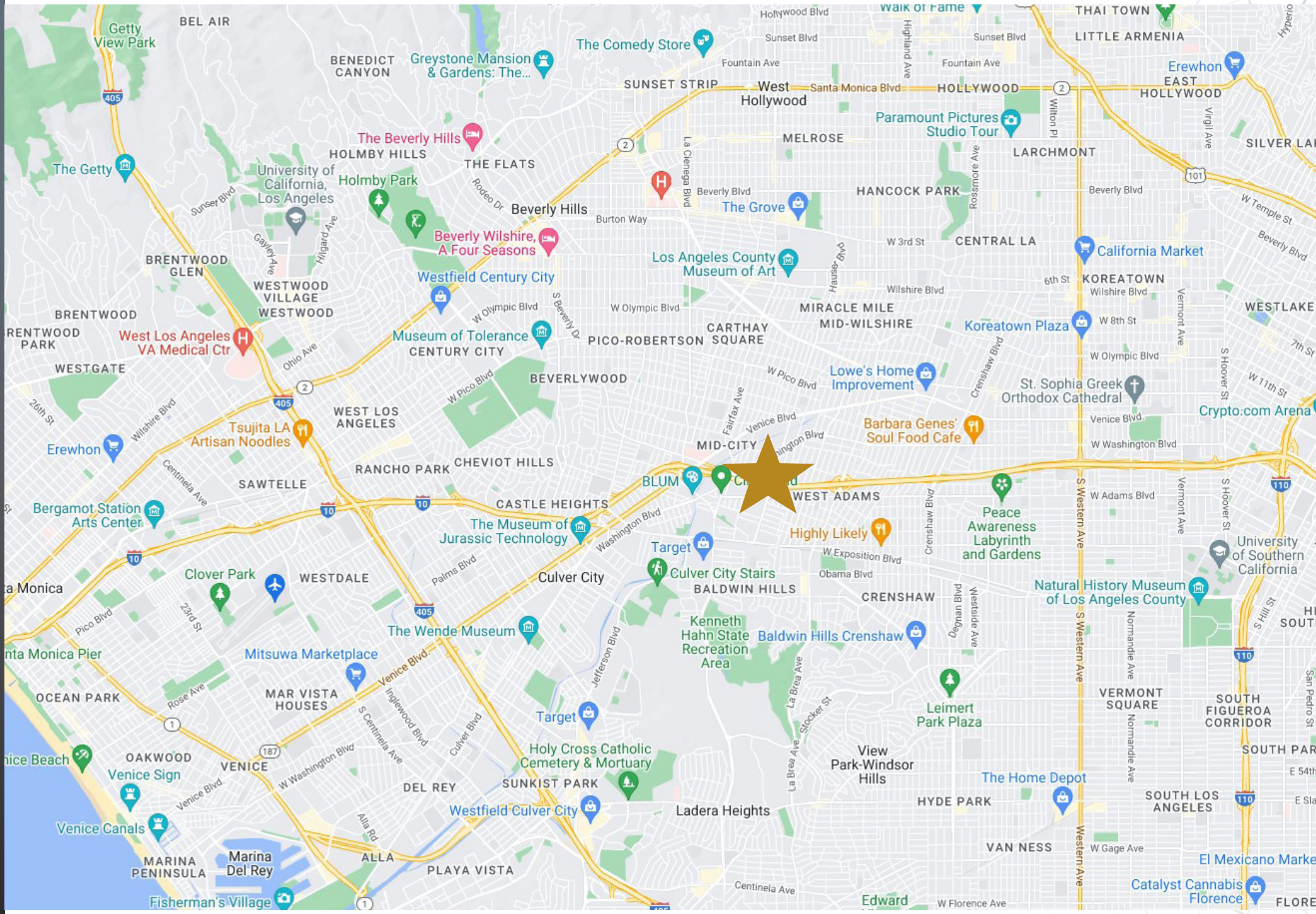












An aerial photograph of a residential neighborhood. The houses are multi-story, with light-colored walls and dark roofs. A prominent palm tree stands in the middle ground. In the background, a city skyline is visible under a blue sky with scattered clouds. On the left side of the image, there is a semi-transparent geometric pattern of white lines forming a grid of triangles. Overlaid on this pattern is the number '02' in a large, light gray font. The text 'FINANCIAL ANALYSIS' is written in white, bold, uppercase letters across the middle of the image, partially overlapping the '02' and the houses.

02

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

SUMMARY		
Price	\$1,650,000	
Down Payment	\$1,650,000	100%
Number of Units	4	
Price Per Unit	\$412,500	
Price Per SqFt	\$344.54	
Gross SqFt	4,789	
Lot Size	6,011	
Approx. Year Built	1964	

RETURNS	CURRENT	PRO FORMA
CAP	3.10%	4.59%
GRM	21.31	16.18
Cash-on-Cash	3.10%	4.59%
Debt Coverage Ratio	N/A	N/A

# OF UNITS	UNIT TYPE	CURRENT RENTS	MARKET RENTS
1	2 bed / 1 bath	\$1,269	\$1,600
1	2 bed / 2 bath	\$1,366	\$1,700
2	3 bed / 2 bath	\$1,909	\$2,600

INCOME		CURRENT		PRO FORMA
Gross Scheduled Rent		\$77,440		\$102,000
Less: Vacancy/Deductions	0.0%	\$0	0.0%	\$0
Total Effective Rental Income		\$77,440		\$102,000
Other Income		\$0		\$0
Effective Gross Income		\$77,440		\$102,000
Less: Expenses	33.97%	-\$26,307	25.8%	-\$26,307
Net Operating Income		\$51,133		\$75,693
Cash Flow		\$51,133		\$75,693
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	3.10%	\$51,133	4.59%	\$75,693
Principal Reduction		\$0		\$0
Total Return	3.10%	\$51,133	4.59%	\$75,693

EXPENSES	CURRENT	PRO FORMA
Repairs/Maintenance	\$2,938	\$2,938
Pest Control	\$1,215	\$1,215
Electric	\$7,170	\$7,170
Property Taxes	\$14,984	\$14,984
Total Expenses	\$26,307	\$26,307
Expenses/Unit	\$6,577	\$6,577
Expenses/SF	\$5.49	\$5.49

RENT ROLL DETAIL

UNIT	UNIT TYPE	NOTES	SQUARE FEET	SCHEDULED RENT / MONTH	SCHEDULED RENT / SF / MONTH	POTENTIAL RENT / MONTH	POTENTIAL RENT / SF / MONTH
1	2 bed / 1 bath			\$1,269		\$1,600	
2	3 bed / 2 bath			\$1,940		\$2,600	
3	3 bed / 2 bath			\$1,879		\$2,600	
4	2 bed / 2 bath			\$1,366		\$1,700	
Total			Square Feet: 4,789	\$6,453	\$1.35	\$8,500	\$1.77

NOTES

The pro forma rents listed above, as well as those listed for the vacant units, are estimated projected rents by the broker. Buyer shall verify and conduct buyers own rent survey to verify. Furthermore, the pro forma rent takes into consideration that the buyer will renovate the unrenovated units at the expense of the buyer.

An aerial photograph of a residential neighborhood. The houses are multi-story, with light-colored walls and dark roofs. A prominent palm tree stands in the middle ground. In the background, a city skyline is visible under a blue sky with scattered clouds. On the left side of the image, there is a dark, semi-transparent geometric pattern of white lines forming a grid of triangles. Overlaid on this pattern is the number '003' in a large, light gray font. The text 'OPERATING STATEMENT' is written in white, bold, uppercase letters across the middle of the '003'.

003
**OPERATING
STATEMENT**

OPERATING STATEMENT

INCOME	CURRENT	PRO FORMA	NOTES	PER UNIT	PER SF
Gross Scheduled Rent	\$77,440	\$102,000		\$25,500	\$21.30
Less: Vacancy Deductions (0.00%)	\$0	\$0		\$0	\$0.00
Total Effective Rental Income	\$77,440	\$102,000		\$25,500	\$21.30
Total Other Income	\$0	\$0		\$0	\$0.00
Effective Gross Income	\$77,440	\$102,000		\$25,500	\$21.30
EXPENSES	CURRENT	PRO FORMA	NOTES	PER UNIT	PER SF
Repairs/Maintenance	\$2,938	\$2,938		\$735	\$0.61
Pest Control	\$1,215	\$1,215		\$304	\$0.25
Electric	\$7,170	\$7,170		\$1,792	\$1.50
Property Taxes	\$14,984	\$14,984		\$3,746	\$3.13
Total Expenses	\$26,307	\$26,307		\$6,577	\$5.49
Expenses as % of EGI	33.97%	25.79%			
Net Operating Income	\$51,133	\$75,693		\$18,923	\$15.81

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