



### DANIEL SHIEH - VICE PRESIDENT

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239 OREGON ST, EL SEGUNDO, CA 90245

Investment Summary			
Offering Price:	\$1,350,000	Number of Units:	4
Property Address:	3901 De Longpre Ave Los Angeles, CA 90027	Year Built:	1921
Price Per Unit:	\$337,500	APN:	5430-025-008
Price Per S.F.:	\$609.76	Gross Sq. Ft.:	2,214
Cap (current / market):	3.93% / 5.15%	Average S.F. Per Unit:	554
GRM (current / market):	15.74 / 13.14	Lot Size	4,332
		Zoning	R1

Unit Mix & Scheduled Income						
Total Units	Unit Mix	Unit Mix %	Current Avg Rent	Current Monthly Rent	Market Rent	Market Monthly Rent
1	single	25%	\$1,433	\$1,433	\$1,695	\$1,695
2	1+1	50%	\$1,822	\$3,644	\$2,195	\$4,390
1	1+1+den	25%	\$1,986	\$1,986	\$2,395	\$2,395
Scheduled Monthly Rent:				\$7,063		\$8,480
Scheduled Yearly Rent:				\$84,756		\$101,760

Annual Operating Summary				
		<u>Current</u>		<u>Market</u>
Scheduled Gross Income:		\$84,756		\$101,760
Less Vacancy Reserve:	3.0%	\$2,543	3.0%	\$3,053 *
Laundry Income:		\$1,000		\$1,000
Gross Operating Income:		\$83,213		\$99,707
Expenses:	35.6%	\$30,156	29.6%	\$30,156 *
<b>Net Operating Income:</b>		<b>\$53,058</b>		<b>\$69,552</b>
Loan Payments:		\$42,437		\$42,437
Cash-on-Cash Return:	1.4%	\$10,620	3.6%	\$27,114 **
Plus Principal Reduction:		\$7,796		\$7,796
Total Return Before Taxes:	2.5%	\$18,416	4.7%	\$34,910 **
* As a percent of Scheduled Gross Income				
** As a percent of Down Payment				

Pro Forma Annual Operating Expenses								
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>		<u>Market</u>	<u>Per Unit</u>
*Taxes	1.250%	x Sale Price	\$16,875	\$4,219	20%		\$16,875	\$4,219
*Insurance	\$1.25	x GSF	\$2,768	\$692	3%		\$2,768	\$692
Water/Trash	2024 Actual		\$1,291	\$323	2%		\$1,291	\$323
Electric	2024 Actual		\$376	\$94	0%		\$376	\$94
Gas	2024 Actual		\$1,671	\$418	2%		\$1,671	\$418
Gardening	2024 Actual		\$2,375	\$594	3%		\$2,375	\$594
Repairs/Maintenance	\$1,200	x Units	\$4,800	\$1,200	6%		\$4,800	\$1,200
<b>Total Expenses</b>			<b>\$30,156</b>	<b>\$7,539</b>	<b>35.6%</b>		<b>\$30,156</b>	<b>\$7,539</b>
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>			
Non-controllable expenses: Taxes, Ins., Reserves:			\$19,643	\$4,911	23.2%			
Total Expense without Taxes			\$13,281	\$3,320	15.67%			

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## 3901 De Longpre Ave, Los Angeles Rent Roll

Unit	Mix	Rent	Notes	Market Rent
3901	single	\$1,433		\$1,695
3903	1+1+den	\$1,986		\$2,395
3903 1/2	1+1	\$1,710		\$2,195
3903 3/4	1+1	\$1,934		\$2,195