

5 Remodeled Units in Boyle Heights

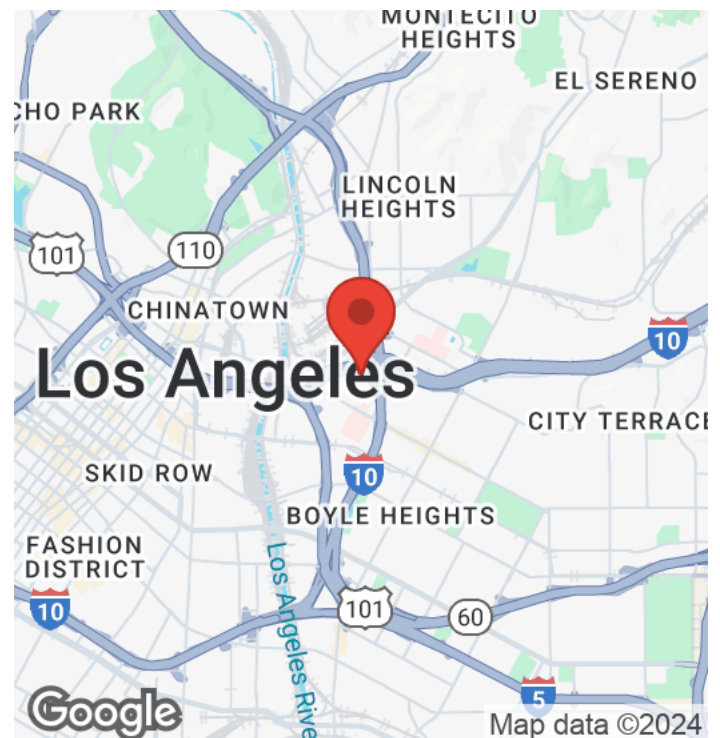
716 Echandia St.
Los Angeles, CA 90033



— 716 Echandia St —

Property Highlights

- Located in a quiet residential cul-de-sac
- Front house has been gutted and fully remodeled
- Back units also extensively remodeled
- Excellent income
- Ample parking



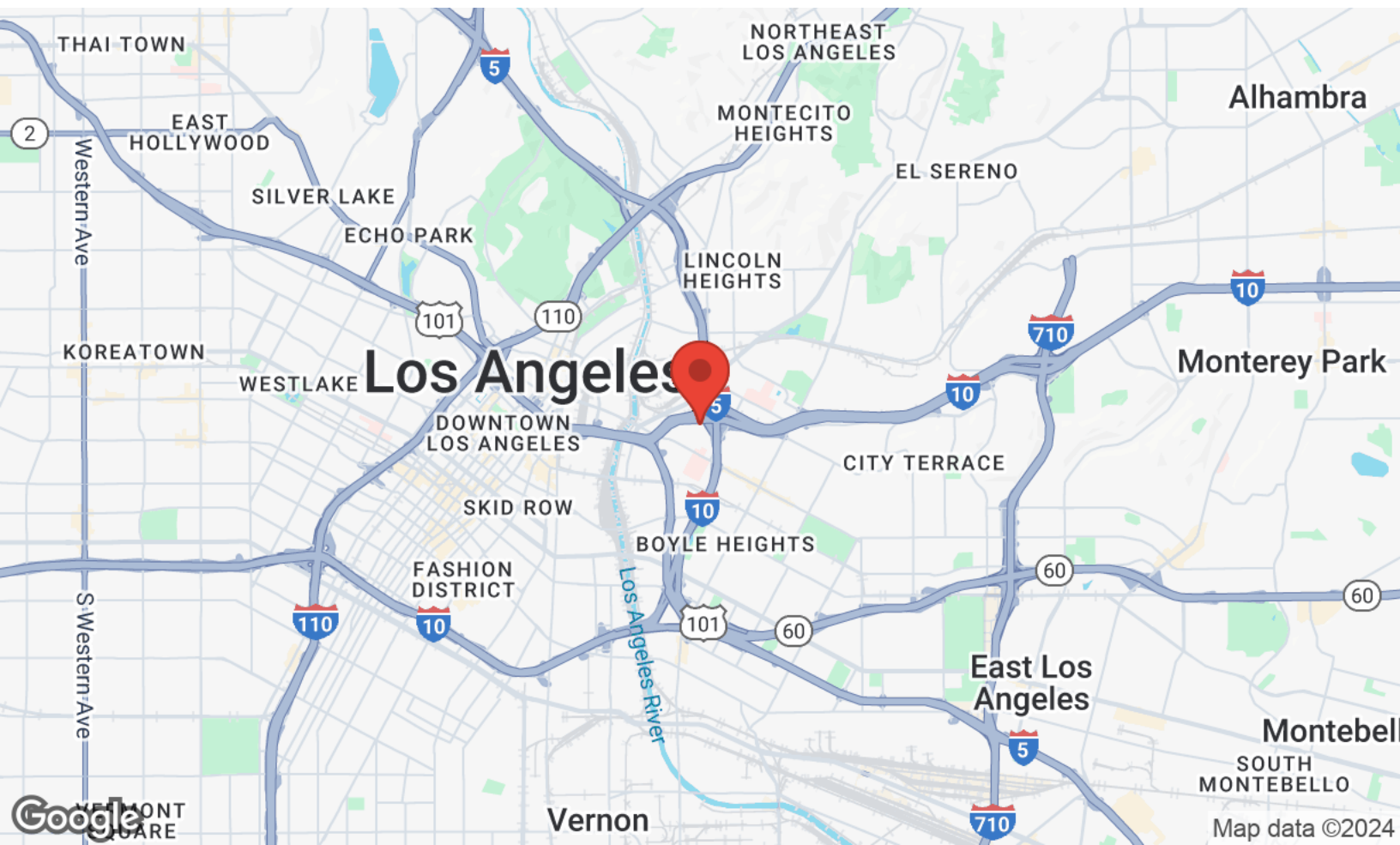
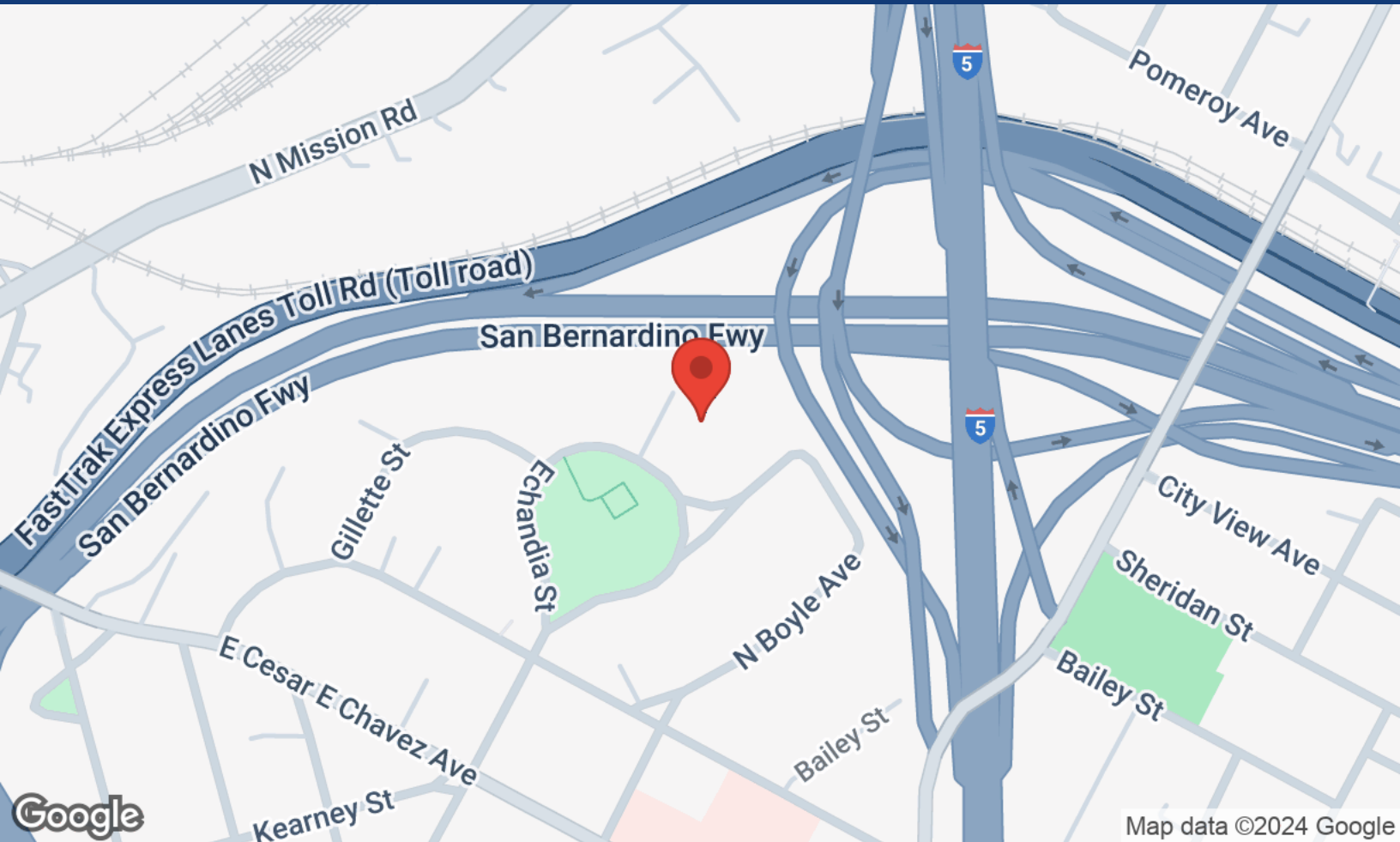
AERIAL MAP

5 Units in Boyle Heights
716 Echandia St | Los Angeles, CA 90033



LOCATION MAPS

5 Units in Boyle Heights
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PROPERTY PHOTOS

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Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
4+2	1	\$4,800	\$4,800	\$4,800	\$4,800
1+1-Sec.8	1	\$1,990	\$1,990	\$2,200	\$2,200
1+1-Sec.8	1	\$1,918	\$1,918	\$2,200	\$2,200
1+1	1	\$951	\$951	\$2,200	\$2,200
1+1	1	\$715	\$715	\$2,200	\$2,200
Totals	5		\$10,374		\$13,600

Investment Summary

Price	\$1,300,000
Year Built	1895
Units	5
Price/Unit	\$260,000
RSF	3,044
Price/RSF	\$427.07
Lot Size	7,474 sf
Floors	2
APN	5174-003-038
Cap Rate	7.14%
Market Cap Rate	9.78%
GRM	10.44
Market GRM	7.97

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$124,488	\$163,200
- Less: Vacancy	(\$3,735)	(\$8,160)
Effective Gross Income	\$120,753	\$155,040
- Less: Expenses	(\$27,929)	(\$27,929)
Net Operating Income	\$92,824	\$127,111

Annualized Expenses

Description	Actual	Market
New Taxes- new 1.199%	\$15,587	\$15,587
Maintenance - est.	\$3,250	\$3,250
Building Insurance	\$2,892	\$2,892
Utilities	\$5,000	\$5,000
Landscaping	\$1,200	\$1,200
Total Expenses	\$27,929	\$27,929
Expenses Per RSF	\$9.18	\$9.18
Expenses Per Unit	\$5,586	\$5,586

ATTACHMENT 1

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Unit #	Unit Mix	Current Rent	Next Increase	Rent (with 4% Increase)	Notes
718	4+2 SFR	\$4,800	VACANT	\$4,800	Can be delivered rented
716	1 Bed 1 Bath	\$915	02/01/2025	\$951	
716 1/4	1 Bed 1 Bath	\$1,918	02/01/2025	\$1,990	Sec. 8
716 1/2	1 Bed 1 Bath	\$1,918	12/01/2025	\$1,990	Sec. 8
716 3/4	1 Bed 1 Bath	\$687	02/01/2025	\$715	
TOTAL:		\$10,238		\$10,446	