



DANIEL SHIEH - VICE PRESIDENT

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239 OREGON ST, EL SEGUNDO, CA 90245

Investment Summary			
Offering Price:	\$1,100,000	Number of Units:	5
Property Address:	1126 White Knoll Ave Los Angeles, CA 90012	Year Built:	1924
Price Per Unit:	\$220,000	APN:	5406-018-013
Price Per S.F.:	\$455	Gross Sq. Ft.:	2,420
Cap (current / market):	4.05% / 6.73%	Average S.F. Per Unit:	484
GRM (current / market):	14.09 / 9.99	Lot Size	6,215
		Zoning	R3

Unit Mix & Scheduled Income						
Total Units	Unit Mix	Unit Mix %	Current Avg Rent	Current Monthly Rent	Market Rent	Market Monthly Rent
2	single	40%	\$1,300	\$2,599	\$1,595	\$3,190
3	1+1	60%	\$1,303	\$3,908	\$1,995	\$5,985
Scheduled Monthly Rent:				\$6,507		\$9,175
Scheduled Yearly Rent:				\$78,084		\$110,100

Annual Operating Summary					
		<u>Current</u>		<u>Market</u>	
Scheduled Gross Income:		\$78,084		\$110,100	41% Upside
Less Vacancy Reserve:	3.0%	\$2,343	3.0%	\$3,303 *	
Gross Operating Income:		\$75,741		\$106,797	
Expenses:	39.9%	\$31,172	29.7%	\$32,725 *	
Net Operating Income:		\$44,569		\$74,072	
Loan Payments:		\$35,645		\$35,645	
Cash-on-Cash Return:	1.5%	\$8,925	6.5%	\$38,428 **	
Plus Principal Reduction:		\$6,548		\$6,548	
Total Return Before Taxes:	2.6%	\$15,473	7.6%	\$44,975 **	
* 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>	<u>% of SGI</u>
*Taxes	1.250%	x Sale Price	\$13,750	\$2,750	18%		\$13,750	\$2,750	12.5%
*Insurance	\$1.25	x GSF	\$3,025	\$605	4%		\$3,025	\$605	2.7%
Off-Site Management	5.0%	x GOI	\$3,787	\$757	5%		\$5,340	\$1,068	4.9%
Water/Trash	2024 Actual		\$1,619	\$324	2%		\$1,619	\$324	1.5%
Gas	2024 Actual		\$180	\$36	0%		\$180	\$36	0.2%
Electric	2024 Actual		\$721	\$144	1%		\$721	\$144	0.7%
Gardening	2024 Actual		\$1,140	\$228	1%		\$1,140	\$228	1.0%
Pest Control	2024 Actual		\$950	\$190	1%		\$950	\$190	0.9%
Repairs/Maintenance	\$1,200	x Units	\$6,000	\$1,200	8%		\$6,000	\$1,200	5.4%
Total Expenses			\$31,172	\$6,234	39.9%		\$32,725	\$6,545	29.7%
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>				
Non-controllable expenses: Taxes, Ins., Reserves:			\$16,775	\$3,355	21.5%				
Total Expense without Taxes			\$17,422	\$3,484	22.31%				

Loan Amount		\$509,000	Terms:	30
Down Payment:	54%	\$591,000	Interest:	5.75%
Yearly Pmt:		\$35,645	Monthly Pmt:	\$2,970
Debt Coverage:		1.25		

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.

1126 White Knoll Ave, Los Angeles Rent Roll

Unit	Mix	Rent	S.F	Notes	Market Rent
1031	single	\$1,249			\$1,595
1033	single	\$1,350			\$1,595
1126	1+1	\$1,201			\$1,995
1128	1+1	\$1,150			\$1,995
1130	1+1	\$1,557			\$1,995
Totals	5	\$6,507	0		\$9,175
Averages		\$1,301	#DIV/0!		\$1,835