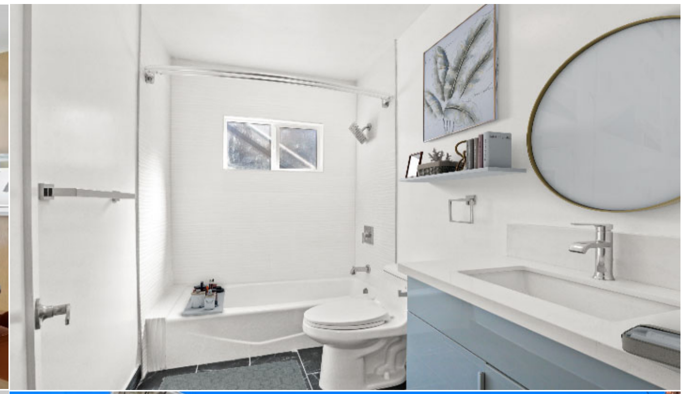
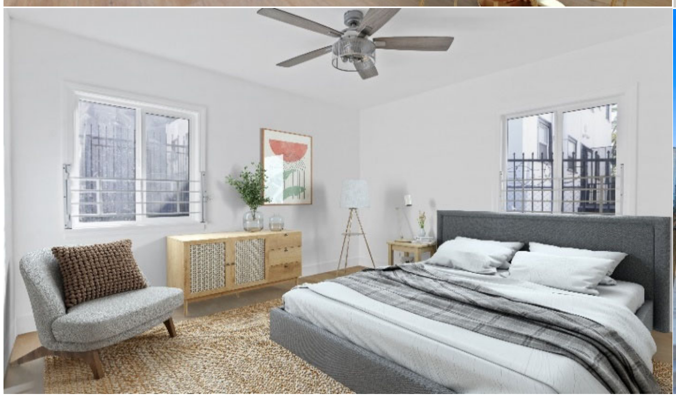
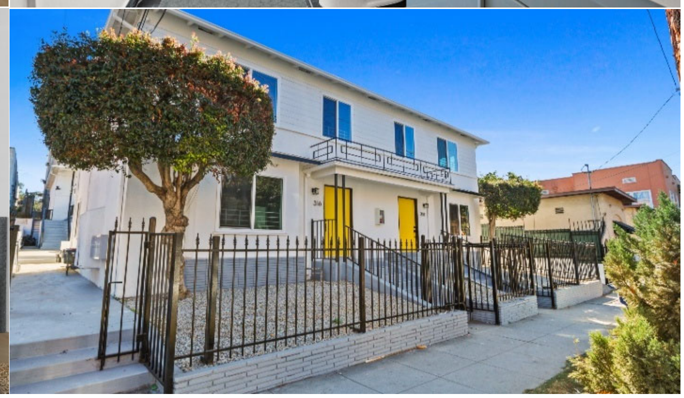
318 Columbia Ave, Los Angeles, CA 90017

Existing 8% Cap Rate with upside to 11.1% Cap

7 Renovated Units + Approved RTI Plans for 6 Detached ADUs







Price	**$2,250,000**
Number of Units - Current	**7**
Gross Square Feet - Current	**4,444**
Price/Unit - Current	**$321,429**
Price/SF - Current	**$506**
CAP Rate - Current	**8.00%**
GRM - Current	**9.44**
Number of Units - Proforma - 6 New Detached ADUs	**13**
Gross Square Feet - Proforma - 2,266 SF New ADUs	**6,710**
Construction Cost - $250/SF	**$566,500**
Total Price	**$2,816,500**
Total Price/Unit - Proforma	**$216,654**
Price/SF - Proforma	**$420**
CAP Rate - Proforma	**11.64%**
GRM - Proforma	**6.85**

* Once in a lifetime 100% Fully renovated 7-unit apartment building with permits

* Cash flowing at an amazing 8% Cap Rate from day 1 with upside to 11.6% Cap Rate and 6.8 GRM

* RTI plans to add 6 detached ADUs while taking into account all constructions costs (~$250/SF ~566k)

Rent Roll

Unit Number	Unit Mix	Status	Current Rent	Proforma Rent
1 - 316	1+1	Renovated & Leased	$ 2,290	$ 2,595
2 - 316 1/2	**2+1**	**Renovated & Vacant**	**$ 3,195**	**$ 3,195**
3 - 316 1/4	1+1	Renovated & Leased	$ 2,629	$ 2,595
4 - 316 3/4	3+2	Renovated & Leased	$ 4,091	$ 3,995
5 - 318	1+1	Renovated & Leased	$ 1,926	$ 2,595
6 - 318 1/2	2+1	Renovated & Leased	$ 3,144	$ 3,195
7 - 318 1/4	**1+1**	**Renovated & Vacant**	**$ 2,595**	**$ 2,595**
8 - Detached ADU 1	1+1	RTI Plans	$ -	$ 2,250
9 - Detached ADU 2	1+1	RTI Plans	$ -	$ 2,250
10 - Detached ADU 3	1+1	RTI Plans	$ -	$ 2,250
11 - Detached ADU 4	1+1	RTI Plans	$ -	$ 2,250
12 - Detached ADU 5	1+1	RTI Plans	$ -	$ 2,250
13 - Detached ADU 6	1+1	RTI Plans	$ -	$ 2,250
		TOTAL	$ 19,869	$ 34,265.00

Financial Overview

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CAP Rate - Proforma	**11.64%**
GRM - Proforma	**6.85**
Year Built	**1953**
Lot Size	**7,084**

Income	**Current**	**Pro Forma**
Gross Potential Rent	$238,433	$411,180
Less: Vacancy/Deductions (GPR) (3%)	7152.9984	7152.9984
Effective Gross Income	$231,280	$404,027
Less: Expenses	$51,171	$76,103
Net Operating Income	$180,109	$327,924

Expenses	**Current**	**Pro Forma**
Real Estate Tax (1.17%)	$26,325	$33,798
Property Insurance (Actual)	$5,195	$7,844
Utilities ($600/Unit)	$4,200	$7,800
Pest Control ($75/Month)	$900	$900
Repairs & Maintenance ($500/Unit)	$3,500	$7,800
Management (4%)	$9,251	$16,161
Cleaning & Gardening ($150/Month)	$1,800	$1,800
Total	$51,171	$76,103

*Expenses are estimated

* Disclosure: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.