

5115 Clinton Street

Los Angeles, CA 90004

Price: \$2,575,000



JON RAWSON

Partner

(310) 869-9137

jon@avenuerg.com

#02010400, CA

ARG | AVENUE
REALTY GROUP

JON RAWSON
PARTNER
O: (310) 869-9137
C: 310 869 9137
jon@avenuerg.com
#02010400, CA

Disclaimer	3
1 - Property Overview	5
Location Maps	6
2 - PHOTOS	
2 Bedroom townhome photos	8
3 - Financial Analysis	
Pro Forma	13
4 - New Loan Quotes	
Loan Quotes	15
5 - Pricing Analysis	
Recent Sale Comparables	17

All materials and information received or derived from Playa Real Estate Solutions, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Playa Real Estate Solutions, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Playa Real Estate Solutions, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Playa Real Estate Solutions, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Playa Real Estate Solutions, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Playa Real Estate Solutions, LLC in compliance with all applicable fair housing and equal opportunity laws.

Property Overview

1

LOCATION MAPS6



IN THE CENTER OF IT ALL!

-7 Unit Professionally Managed Trophy Asset Located In The Heart of Highly Desirable Larchmont, 2 Blocks From Paramount Studios, & Just Blocks to Hancock Park & Wilshire Country Club!

-Fully Restored & Turn-Key Building - All Units Were Fully Remodeled & Installed Brand New Bathrooms, Kitchens, AC Units, In-Unit Washer & Dryers, Appliances, Flooring, Countertops, Cabinets, Shower Tiling, Light Fixtures, Windows, Doors & Molding, Paint, Vanities, And More!

-5.84% Cap Rate On Current Rents & TI2 Actual Expenses (April 2024-April 2025)

-Great Unit Mix: (4) Large 2 Bed/1.5 Bath Two Story Townhomes, (1) 1 Bed/1 Bath & (2) Studios - All Units Have On-Sited, Gated & Reserved Parking In The Back - High Value For A Thinly Parked Neighborhood!

-Entire Electrical Service (Main Panel, Meters & Sub Panels) Was Replaced In 2024 & Permits Pulled

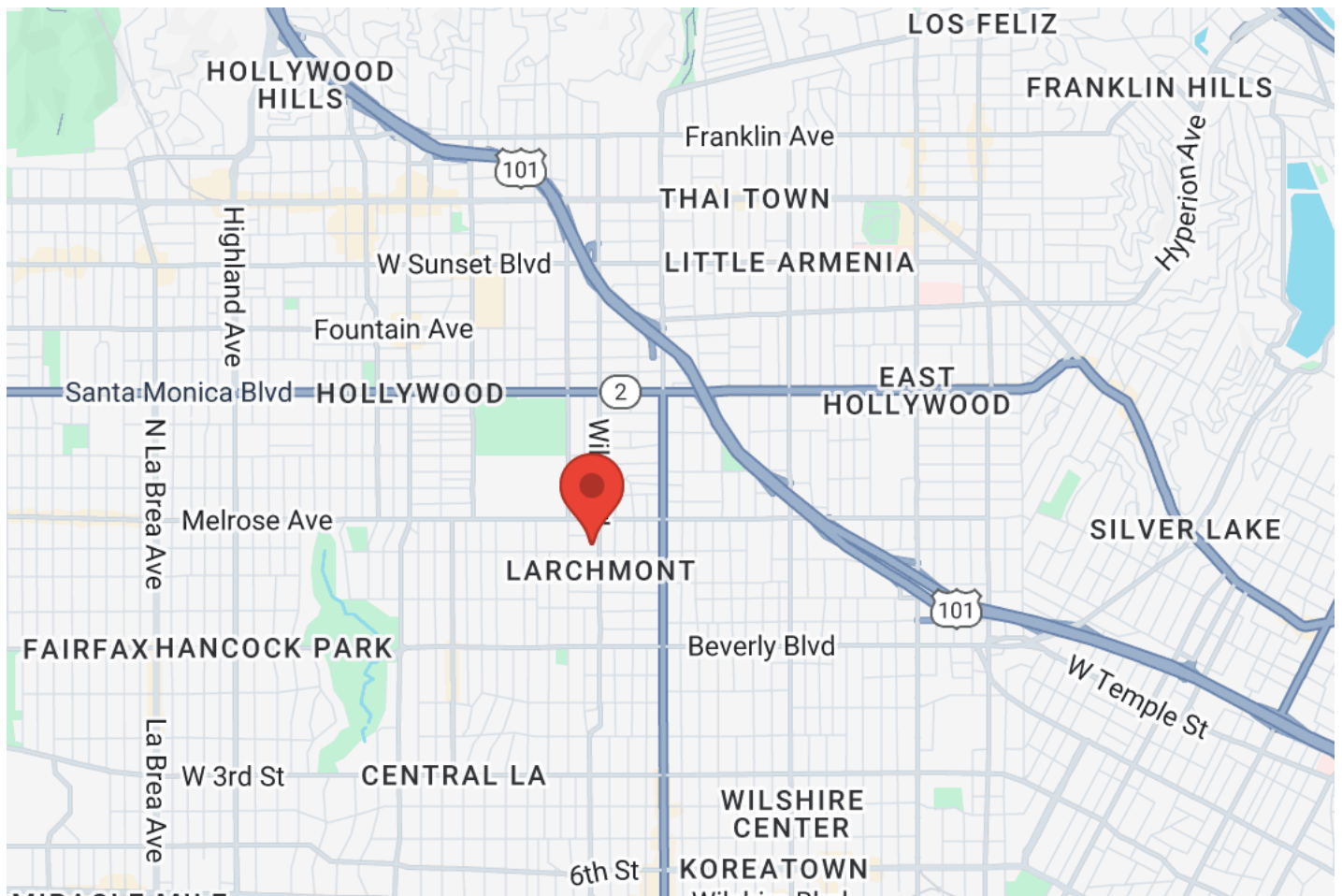
-Roof Was Replaced In 2023

-100% Copper Plumbing Throughout

-EQ Retrofit Was Completed In 2023 (C of C Issued)

-Exterior Of The Building Received All New Paint, New Landscaping, New Fencing & New Lighting

-All Units Are On RUBS For Water, Sewer & Trash To Help Keep Operating Costs Down and Separately Metered For Gas & Electricity



PHOTOS 2

2 BEDROOM TOWNHOME PHOTOS 8










Financial Analysis

3

PRO FORMA 13

Investment Operating Information

5115 Clinton Street Los Angeles, CA 90004									
Investment Summary				Loan Information					
Price:			\$ 2,575,000	1st Trust Deed: 3-Year Fixed Rate Loan (65%)					
Down Payment:	35%		\$ 905,000	Loan Amount:	\$		1,670,000		
Number of Units:			7	Interest Rate:			6.050%		
Cost Per Unit:			\$ 367,857	Loan Term (Years):			10		
Current GRM:			11.48	Amortization (Years):			30		
Market GRM:			11.24	Monthly Payment:			(\$10,066.24)		
Current CAP:			5.84%				(\$120,794.89)		
Market CAP:			6.00%						
Year Built:			1962	Current DCR:	1.24				
Approximate Lot Size:			6,268	Market DCR:	1.28				
Approximate Net RSF:			5,393						
Cost Per Net RSF:			\$ 477.47						
				Zoning:	LAR3				
				APN:	5522-006-009				
Annualized Operating Data									
			Current Rents		Market Rents				
Scheduled Gross Income:			\$ 224,346			\$ 229,080			
Less: Vacancy			\$ (6,730)	3%		\$ (6,872)	3%		
Gross Operating Income:			\$ 217,616			\$ 222,208			
Less: Expenses:			\$ (67,319)	30.9%		\$ (67,609)	30.4%		
Net Operating Income:			\$ 150,297			\$ 154,598			
Less: Loan Payments:			\$ (120,795)			\$ (120,795)			
Net Cash Flow:			\$ 29,502	3.26%		\$ 33,803	3.74%		
Plus: Principal Paydown:			\$ 20,363			\$ 20,363			
Total Return Before Taxes:			\$ 49,865	5.51%		\$ 54,166	5.99%		
Scheduled Income								Estimated Operating Expenses - Current Rents	
Unit Number	BDRMS/ BATHS	Move In Date	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income			
1	2 Bed / 1.5 Bath TH	11/1/2023	\$ 2,895	\$ 2,895	\$ 2,950	\$ 2,950	New Property Taxes - (1.199691%)	\$30,892	
2	2 Bed / 1.5 Bath TH	11/30/2023	\$ 2,895	\$ 2,895	\$ 2,950	\$ 2,950	Property Management - (5% Current Rents)	\$10,881	
3	2 Bed / 1.5 Bath TH	1/15/2024	\$ 2,895	\$ 2,895	\$ 2,950	\$ 2,950	Insurance - (\$1.30/RSF)	\$7,011	
4	2 Bed / 1.5 Bath TH	1/15/2024	\$ 2,895	\$ 2,895	\$ 2,950	\$ 2,950	Maintenance & Repairs - (T12 Actuals)	\$4,380	
5	Studio	12/15/2023	\$ 1,900	\$ 1,900	\$ 1,950	\$ 1,950	Water & Sewer - (T12 Actuals)	\$3,901	
6	Studio	11/14/2023	\$ 1,900	\$ 1,900	\$ 1,950	\$ 1,950	Landscape & Gardening - (\$100/Month)	\$1,200	
7	1 Bed / 1 Bath	7/1/2024	\$ 2,395	\$ 2,395	\$ 2,450	\$ 2,450	Pest Control - (\$80/Month)	\$960	
							Trash - (T12 Actuals)	\$4,121	
							Gas - (T12 Actuals)	\$1,881	
							Direct Assessments - (\$1,097.95)	\$1,098	
							Electricity - (T12 Actuals)	\$994	
							** T12 Actuals - April 2024 to April 2025		
							Estimated Total Expenses	\$67,319	
							Monthly Scheduled Gross Income:	\$ 17,775	\$ 18,150
							Parking Income:	\$ 175	\$ 175
							Pet Rent:	\$ 65	\$ 65
							RUBS:	\$ 681	\$ 700
							Total Monthly Scheduled Gross Income:	\$ 18,696	\$ 19,090
							Annual Scheduled Gross Income:	\$ 224,346	\$ 229,080
<small>THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. BUYER MUST VERIFY THE INFORMATION AND MAKE ALL BIDS FOR UNITS BASED ON THIS PRO FORMA.</small> <small>AS TO THE ACCURACY OF THE INFORMATION, BUYER MUST VERIFY THE INFORMATION AND MAKE ALL BIDS FOR UNITS BASED ON THIS PRO FORMA.</small> 							Estimated Operating Expenses - Market Rents		
							New Property Taxes - (2% Increase)	\$31,510	
							Property Management - (5% Market Rents)	\$11,110	
							Insurance - (1% Increase)	\$7,081	
							Maintenance & Repairs - (\$500/Unit)	\$3,500	
							Water & Sewer - (2.5% Increase)	\$3,999	
							Landscape & Gardening - (\$100/Month)	\$1,200	
							Pest Control - (\$80/Month)	\$960	
							Trash - (1.5% Increase)	\$4,183	
							Gas - (2.5% Increase)	\$1,928	
	Direct Assessments - (2% Increase)	\$1,120							
	Electricity - (2.5% Increase)	\$1,019							
Jon Rawson Mobile: (310) 869-9137 Email: jon@avenuerg.com Website: www.avenuerg.com Multifamily Apartment Specialist DRE # 02010400 Avenue Realty Group - DRE # 01527499							Estimated Total Expenses	\$67,609	
							Per Net Sq. Ft.	\$12.54	
							Expenses Per Unit	\$9,658.49	

New Loan Quotes

4

LOAN QUOTES15

Tyler Bradford
 (310) 850-7197 (Mobile)
tyler@convoy-cap.com
 DRE #01860008



Travis Bradford
 (310) 869-7490 (Mobile)
travis@convoy-cap.com
 DRE #02046147

Prepared for:
 Property Address:

C/O Jon Rawson
 5115 Clinton St
 Los Angeles, CA 90004

6/12/2025
 Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed
Purchase Price	\$2,575,000	\$2,575,000
Loan Amount	\$1,670,000	\$1,670,000
Down Payment	\$905,000	\$905,000
Loan-to-Value	65%	65%
Debt Coverage Ratio (DCR)	1.15	1.15
Current Interest Rate	6.05%	6.15%
Index	30-Day Average SOFR	30-Day Average SOFR
Margin	2.50%	2.50%
Floor / Ceiling	5.95% / 11.05%	6.05% / 11.15%
Loan Term	30	30
Amortization in Years	30	30
Monthly Payment	\$10,066	\$10,174
Recourse	Yes	Yes
Impounds	No	No
Pre-Payment Penalty	Years 1-2	Years 1-5
	3-2-1%	5-4-3-2-1%
Loan Fee	1%	1%
Estimated Costs:		
Appraisal/Due Diligence	\$5,000	\$5,000
Closing/Processing/Underwriting	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
 Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

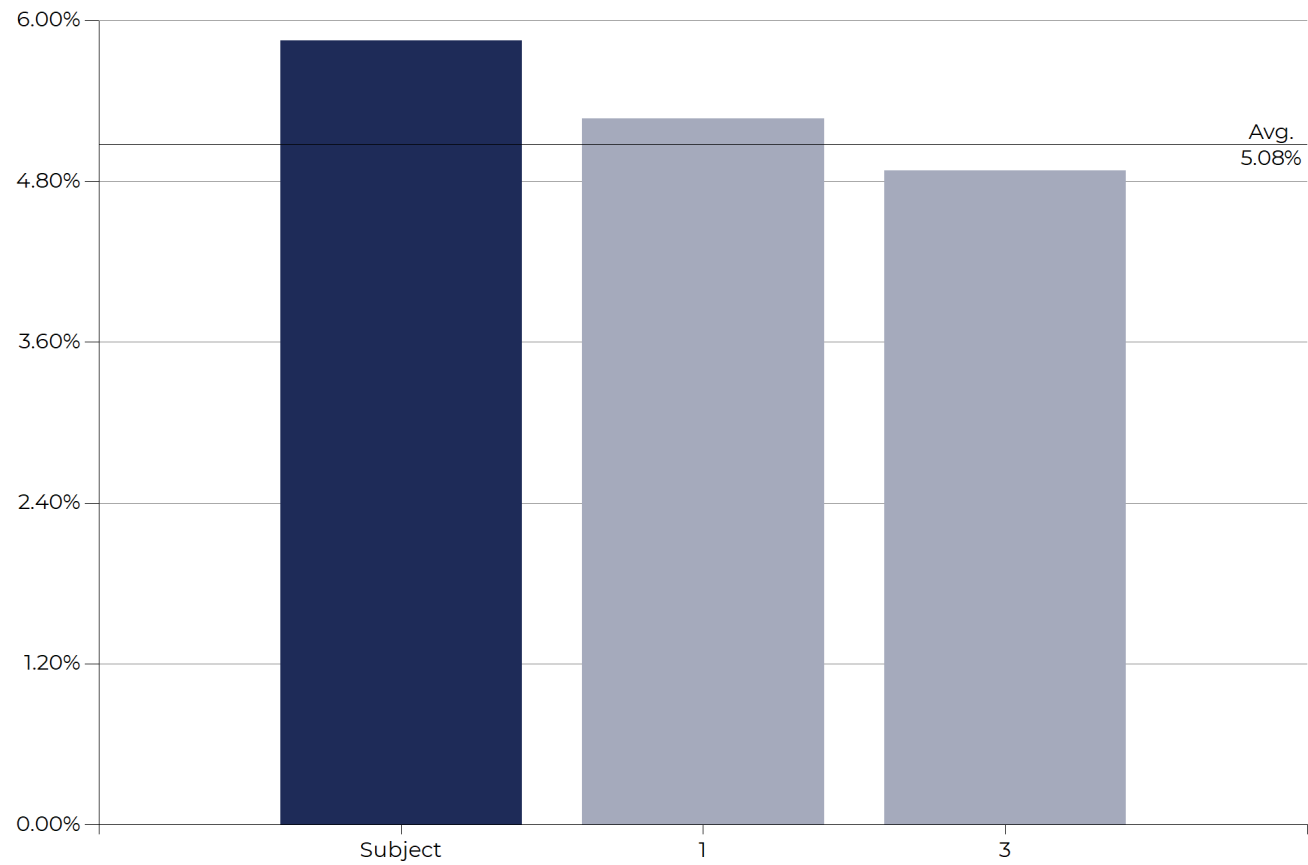
Rates and programs are subject to change without notice

© 2025 Convoy Capital is headquartered at 2120 E Grand Ave. STE 145, El Segundo, CA 90245 and is a
 licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE# 02117282

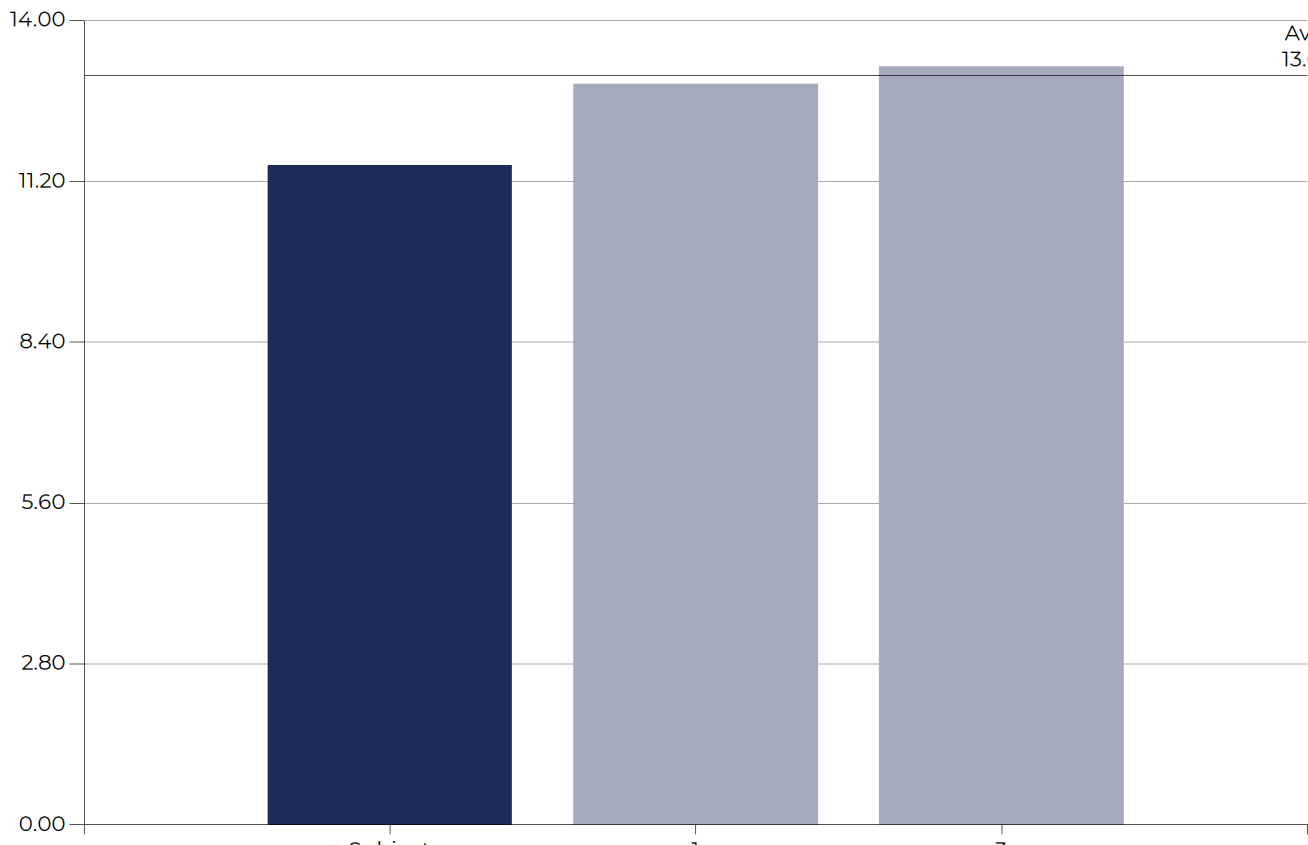
Pricing Analysis 5

RECENT SALE COMPARABLES 17

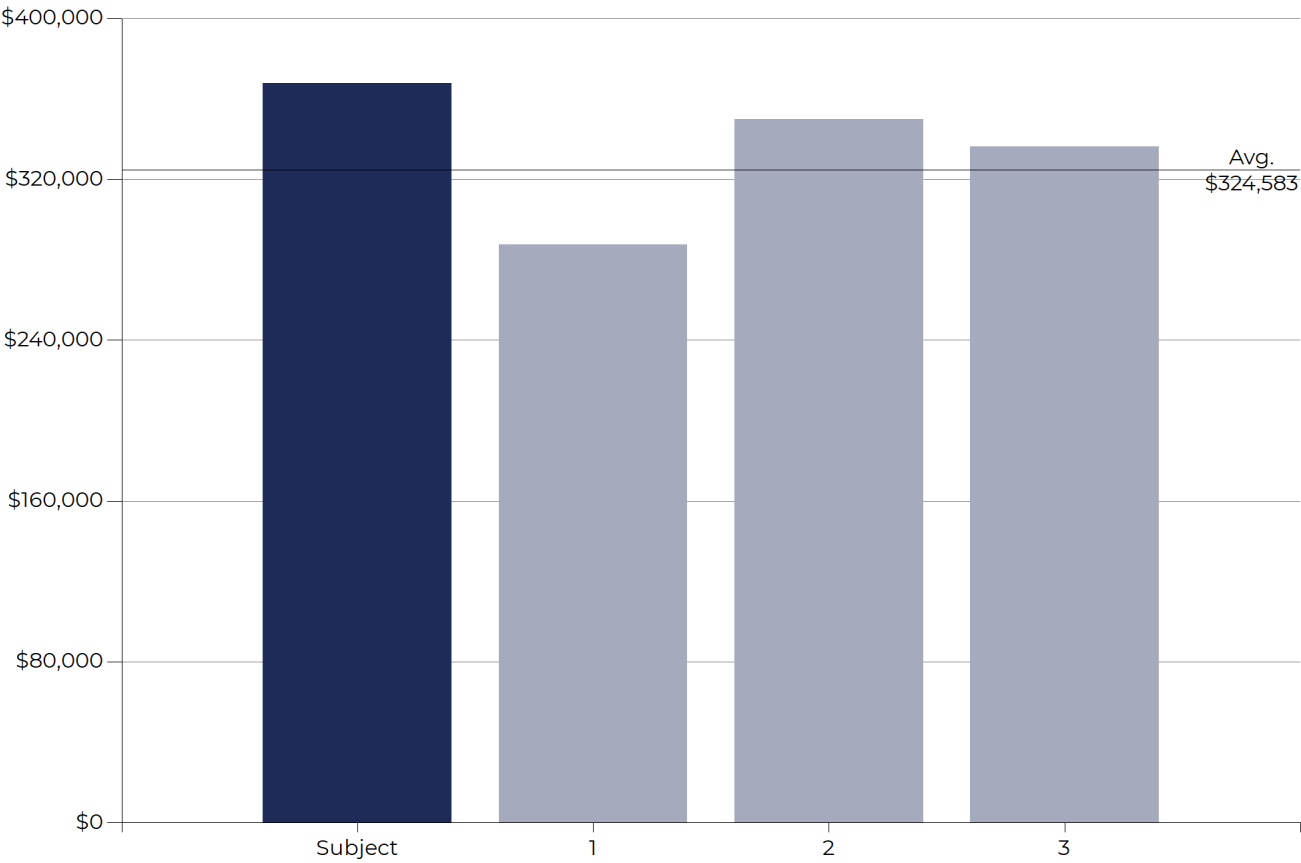
Cap Rate



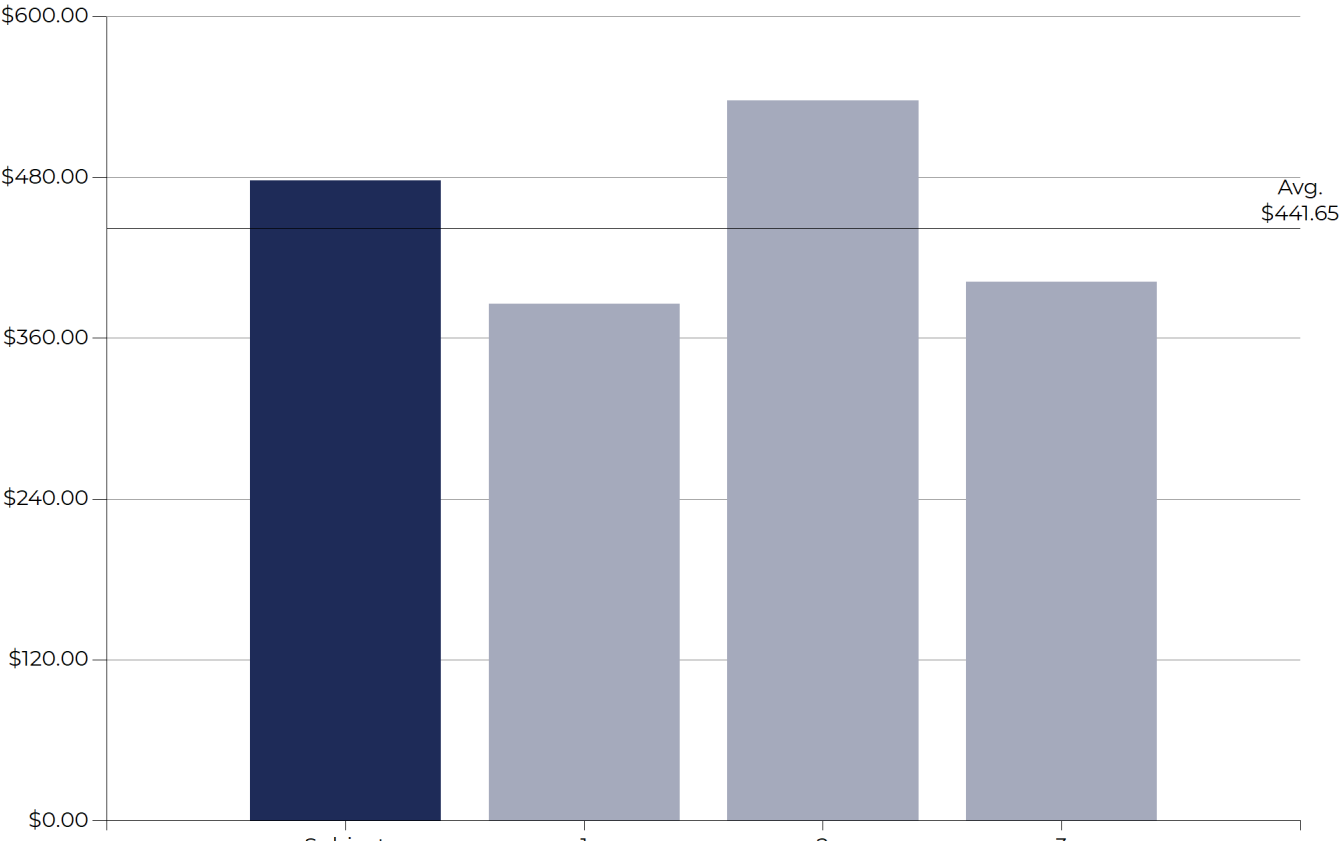
Gross Rent Multiplier



Price per Unit



Price per SF



S

**5115 Clinton Street**

5115 Clinton Street, Los Angeles, CA 90004

Sale Price	\$2,575,000	Units	Unit Type
Units	7	1	2 Bed / 1.5 Bath TH
Price/Unit	\$367,857	1	2 Bed / 1.5 Bath TH
Price/SF	\$477.47	1	2 Bed / 1.5 Bath TH
Lot Size	6,268	1	2 Bed / 1.5 Bath TH
Cap Rate	5.85%	1	Studio
GRM	11.48	1	Studio
Year Built	1962		

1

**4950 Beverly Blvd**

4950 Beverly Boulevard, Los Angeles, CA 90004

Sale Price	\$2,300,000	Units	Unit Type
Units	8	8	1 Bedroom 1 Bath
Price/Unit	\$287,500		
Price/SF	\$385.65		
Lot Size	10,080		
Cap Rate	5.27%		
GRM	12.9		
Year Built	1939		
Sale Date	2/10/2025		
Days-On-Mkt	180		

Notes

Property had deferred maintenance and not fully remodeled.

2

**1125 Lodi Place**

1125 Lodi Place, Los Angeles, CA 90038

Sale Price	\$2,800,000	Units	Unit Type
Units	8	6	1 Bedroom 1 Bath
Price/Unit	\$350,000	2	2 Bedroom 2.5 Bath
Price/SF	\$537.22		
Lot Size	6,752		
Year Built	1953		
Sale Date	6/21/2024		
Days-On-Mkt	286		

Notes

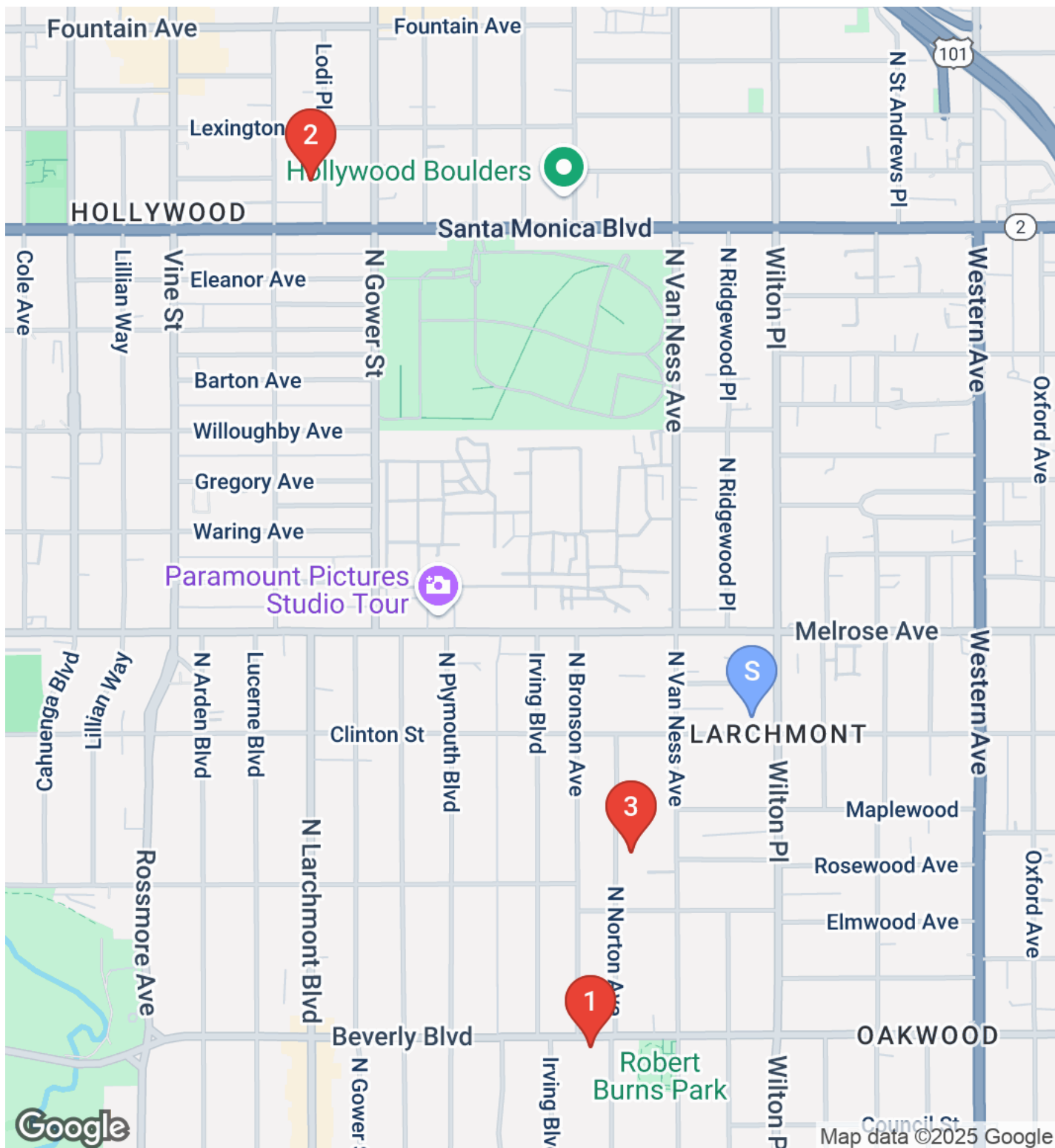
Property was delivered with 5 of 8 units vacant. Income metrics not available.

3



432 N Norton Ave
432 North Norton Avenue, Los Angeles, CA 90004

Sale Price	\$2,690,000	Units	Unit Type
Units	8	8	1 Bedroom 1 Bath
Price/Unit	\$336,250		
Price/SF	\$402.09		
Lot Size	8,255		
Cap Rate	4.88%		
GRM	13.2		
Year Built	1925		
Sale Date	7/9/2024		
Days-On-Mkt	102		



S 5115 Clinton Street
Los Angeles, CA, 90004
\$2,575,000

1 4950 Beverly Blvd
4950 Beverly Boulevard
Los Angeles, CA, 90004
\$2,300,000

2 1125 Lodi Place
Los Angeles, CA, 90038
\$2,800,000

3 432 N Norton Ave
432 North Norton Avenue
Los Angeles, CA, 90004
\$2,690,000