

**318 Columbia Ave, Los Angeles, CA 90017**  
**Existing 7.5% Cap Rate with upside to 10.6% Cap**  
**7 Renovated Units + Approved RTI Plans for 6 Detached ADUs**



<b>Price</b>	<b>\$2,495,000</b>
<b>Number of Units - Current</b>	<b>7</b>
<b>Gross Square Feet - Current</b>	<b>4,444</b>
<b>Price/Unit - Current</b>	<b>\$356,429</b>
<b>Price/SF - Current</b>	<b>\$561</b>
<b>CAP Rate - Current</b>	<b>7.50%</b>
<b>GRM - Current</b>	<b>10.00</b>
<b>Number of Units - Proforma - 6 New Detached ADUs</b>	<b>13</b>
<b>Gross Square Feet - Proforma - 2,266 SF New ADUs</b>	<b>6,710</b>
<b>Construction Cost - \$250/SF</b>	<b>\$566,500</b>
<b>Total Price</b>	<b>\$3,061,500</b>
<b>Total Price/Unit - Proforma</b>	<b>\$235,500</b>
<b>Price/SF - Proforma</b>	<b>\$456</b>
<b>CAP Rate - Proforma</b>	<b>10.68%</b>
<b>GRM - Proforma</b>	<b>7.45</b>

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

\* Cash flowing at an amazing 7.5% Cap Rate from day 1 with upside to 10.6% Cap Rate and 7.4 GRM

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

\* 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.

## Rent Roll

Unit Number	Unit Mix	Status	Current Rent	Proforma Rent
1 - 316	1+1	Renovated & Leased	\$ 2,557	\$ 2,595
2 - 316 1/2	2+1	Renovated & Leased	\$ 3,244	\$ 2,595
3 - 316 1/4	1+1	Renovated & Leased	\$ 2,552	\$ 2,595
4 - 316 3/4	3+2	Renovated & Leased	\$ 4,091	\$ 2,595
5 - 318	1+1	Renovated & Leased	\$ 2,599	\$ 3,195
6 - 318 1/2	2+1	Renovated & Leased	\$ 3,144	\$ 3,195
7 - 318 1/4	1+1	Renovated & Leased	\$ 2,599	\$ 3,995
8 - Detached ADU 1	1+1	Prelim Plans	\$ -	\$ 2,250
9 - Detached ADU 2	1+1	Prelim Plans	\$ -	\$ 2,250
10 - Detached ADU 3	1+1	Prelim Plans	\$ -	\$ 2,250
11 - Detached ADU 4	1+1	Prelim Plans	\$ -	\$ 2,250
12 - Detached ADU 5	1+1	Prelim Plans	\$ -	\$ 2,250
13 - Detached ADU 6	1+1	Prelim Plans	\$ -	\$ 2,250
		<b>TOTAL</b>	<b>\$ 20,786</b>	<b>\$ 34,265.00</b>

\*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.

## Financial Overview

<b>Price</b>	<b>\$2,495,000</b>
<b>Number of Units - Current</b>	<b>7</b>
<b>Gross Square Feet - Current</b>	<b>4,444</b>
<b>Price/Unit - Current</b>	<b>\$356,429</b>
<b>Price/SF - Current</b>	<b>\$561</b>
<b>CAP Rate - Current</b>	<b>7.50%</b>
<b>GRM - Current</b>	<b>10.00</b>
<b>Number of Units - Proforma - 6 New Detached ADUs</b>	<b>13</b>
<b>Gross Square Feet - Proforma - 2,266 SF New ADUs</b>	<b>6,710</b>
<b>Construction Cost - \$250/SF</b>	<b>\$ 566,500</b>
<b>Total Price</b>	<b>\$ 3,061,500</b>
<b>Total Price/Unit - Proforma</b>	<b>\$ 235,500</b>
<b>Price/SF - Proforma</b>	<b>\$ 456</b>
<b>CAP Rate - Proforma</b>	<b>10.68%</b>
<b>GRM - Proforma</b>	<b>7.45</b>
<b>Year Built</b>	<b>1953</b>
<b>Lot Size</b>	<b>7,084</b>

<b>Income</b>	<b>Current</b>	<b>Pro Forma</b>
Gross Potential Rent	\$249,431	\$411,180
Less: Vacancy/Deductions (GPR) (3%)	7482.9312	7482.9312
Effective Gross Income	\$241,948	\$403,697
Less: Expenses	\$54,813	\$76,730
<b>Net Operating Income</b>	<b>\$187,135</b>	<b>\$326,967</b>

<b>Expenses</b>	<b>Current</b>	<b>Pro Forma</b>
Real Estate Tax (1.2%)	\$29,940	\$36,738
Property Insurance (Actual)	\$5,195	\$7,844
Utilities (\$500/Unit)	\$3,500	\$6,500
Pest Control (\$100/Month)	\$1,200	\$1,200
Repairs & Maintenance (\$500/Unit)	\$3,500	\$6,500
Management (4%)	\$9,678	\$16,148
Cleaning & Gardening (\$150/Month)	\$1,800	\$1,800
<b>Total</b>	<b>\$54,813</b>	<b>\$76,730</b>

\*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.