


2000 Argyle

9 UNITS

MULTI-FAMILY INVESTMENT

Multifamily	2000 Argyle Ave	Franklin and Gower	Los Angeles	CA	90068	5586-004-019		
Type	Address	Cross Street	City	State	Zip	Thomas Guide	APN	
\$3,200,000	9	\$355,556	6.2%	6.8%	11.3	10.5	17	1912 & 2008
List Price	# of Units	Price Per Unit	Current CAP	Proforma CAP	Current G.R.M.	Proforma G.R.M.	Parking Spaces	Year Built
\$1,120,000	35%	3.5%		LAR3	8,632	10,222	\$371	\$313.05
Down Payment	D/P %	Cash Return		Zoning	Gross Bldg. Sq. Ft.*	Lot Size	Price Per Bldg. Sq. Ft.	Price Per Land Sq. Ft.
Proposed Financing			Terms of Sale					
\$2,080,000	6.50%	\$0	0.00%	Buyer to obtain new	65%	LTV, 1st TD at prevailing market rates.		
New 1st TD	Interest Rate	2nd TD	Interest Rate					

ANNUALIZED OPERATING DATA					CURRENT (Based on Current Income)				PROFORMA			
	%		\$/Sq.Ft.	\$/Unit/Year		%		\$/Sq.Ft.	\$/Unit/Year		%	
Scheduled Lease Income:	100.0%	\$282,792	\$32.76	\$31,421		100.0%	\$305,693	\$35.41	\$33,966		100.0%	\$305,693
Laundry/Misc. Income:	0.0%	\$0	\$0.00	\$0		0.0%	\$0	\$0.00	\$0		0.0%	\$0
Total Income:	100.0%	\$282,792	\$32.76	\$31,421		100.0%	\$305,693	\$35.41	\$33,966		100.0%	\$305,693
* Less Vacancy:	3.0%	(\$8,484)	(\$0.98)	(\$943)		3.0%	(\$9,171)	(\$1.06)	(\$1,019)		3.0%	(\$9,171)
Gross Operating Income:	97.0%	\$274,308	\$31.78	\$30,479		97.0%	\$296,522	\$34.35	\$32,947		97.0%	\$296,522
Less Expenses:	27.4%	(\$77,362)	(\$8.96)	(\$8,596)		25.3%	(\$77,362)	(\$8.96)	(\$8,596)		25.3%	(\$77,362)
Net Operating Income:	69.6%	\$196,947	\$22.82	\$21,883		71.7%	\$219,160	\$25.39	\$24,351		71.7%	\$219,160
Less Loan Payments:	55.8%	(\$157,764)	(\$18.28)	(\$17,529)		51.6%	(\$157,764)	(\$18.28)	(\$17,529)		51.6%	(\$157,764)
Pre-Tax Cash Flow:	13.9%	\$39,182	\$4.54	\$4,354		20.1%	\$61,396	\$7.11	\$6,822		20.1%	\$61,396
Cash on Cash Return:		3.5%					5.5%					5.5%
Capitalization Rate:		6.2%					6.8%					6.8%
Gross Rent Multiplier:		11.32					10.47					10.47
Debt Coverage Ratio:		1.25					1.39					1.39

UNIT MIX:					
Type	# of Units	Average Rent/Month	Market Rent	Appx. Unit Size	
3 Bed + 2 Bath	1	\$4,323	\$4,323	1,354	
2 Bed + 2 Bath	2	\$3,000	\$3,306	846	
1 Bed + 1 Bath	6	\$2,207	\$2,423	677	
Monthly S.G.I.	9	\$23,566	\$25,474		
Annual S.G.I.		\$282,792	\$305,693		

DESCRIPTION				
8 units Non-LA RSO - Increase 8% immediately 11.3 GRM 6.2 Rap Rate				
Secure nine-unit apartment complex in Hollywood (north of Franklin Ave) with an attractive mix: (1) three bed two bath unit, (2) two bed two bath units and (6) one bed one bath units in two structures totaling +/- 8,632 sq ft of building space. Two units permitted 1912, one unit permitted 1983 and six units permitted 2008. 2008 building has six units, an elevator, 5.7 megawatt solar system and each unit has central air, a balcony and washer/dryer. 17 secure parking spaces behind electric gate. Room for ADU's and/or additional units in R3/TOC Tier 3 zoning on large 10,222 sq ft lot. Buyer to verify all property details. Seller can deliver three units vacant. DO NOT DISTURB TENANTS.				

FOR INFORMATION CONTACT:		KW COMMERCIAL DTLA		
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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.



CURRENT RENT SCHEDULE
MULTI-RESIDENTIAL INVESTMENT

Property Address:

2000 Argyle Ave
Los Angeles, CA 90068

Unit #	Unit Type	Rent	notes	Unit #	Unit Type	Rent	notes
2002 *	3 Bedroom + 2 Bath	\$4,323	O-M	2000 C/203	2 Bedroom + 2 Bath	\$3,000	
2002 1/4	1 Bedroom + 1 Bath	\$2,100	E-M	2000 D/301	1 Bedroom + 1 Bath	\$2,200	
2002 3/4	1 Bedroom + 1 Bath	\$2,120		2000 E/302	1 Bedroom + 1 Bath	\$2,200	
2000 A/201	1 Bedroom + 1 Bath	\$2,423	V-M	2000 F/303	2 Bedroom + 2 Bath	\$3,000	
2000 B/202	1 Bedroom + 1 Bath	\$2,200					

***Only Unit 2002 is subject to LA RSO**

CURRENT SCHEDULED MONTHLY RENTAL INCOME (PAGE 1): \$23,566

TOTAL SCHEDULED MONTHLY INCOME: \$23,566

CURRENT ANNUAL GROSS SCHEDULED INCOME: \$282,792

Notes abbreviations

V = Vacant

E = Eviction in Progress

O = Owner's

M = Market Rent

MARKET RENT:

1	3 Bed + 2 Bath	@	\$4,323	/mo =	\$4,323	/mo =	\$51,870	/yr
2	2 Bed + 2 Bath	@	\$3,306	/mo =	\$6,611	/mo =	\$79,336	/yr
6	1 Bed + 1 Bath	@	\$2,423	/mo =	\$14,541	/mo =	\$174,487	/yr
9	ANNUAL MARKET RENT				\$25,474	/mo =	\$305,693	/yr

Verifying Calculation: ----->>> \$305,693
(This Amount Should Equal the Total Annual Market Rent)



OPERATING EXPENSE SCHEDULE
MULTI-RESIDENTIAL INVESTMENT

Property Address:

2000 Argyle Ave
Los Angeles, CA 90068

SCHEDULED GROSS INCOME	\$282,792 /yr
Less Vacancy 3%	<u>(\$8,484) /yr</u>
	\$274,308 /yr

SCHEDULED OPERATING EXPENSES	27%	
Insurance		\$9,000
LA DWP		\$5,100
SoCal Gas		\$3,500
Trash Removal		\$3,624
Sun Run (solar monitor)		\$1,668
Maintenance		\$2,250
Property Management (5% of gross income)		\$14,140
Prop. Taxes (1.2% of \$3,200,000)		\$38,080

TOTAL SCHEDULED OPERATING EXPENSES	<u>(\$77,362) /yr</u>
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NET OPERATING INCOME (N.O.I.)	\$196,947 /yr
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Capitalization Rate:	6.2%
Operating Expense/Unit/Year:	\$8,596
Operating Expense/Square Foot/Year:	\$8.96



SALES COMPARABLES
MULTI-RESIDENTIAL INVESTMENT

Property Address:

2000 Argyle Ave
Los Angeles, CA 90068

Situs Address	#	#	Units	Sale	Price	Cost/Unit	Grm		
Year Built	#	#	Units	Date	Down Payment	Cost/SqFt	Cap		
Cross Streets			Mix		% Down	Cost/Room	DOM		
1936 Whitley Ave Los Angeles, CA 90068 1966 Whitley and Franklin	13		Units (3) Studios (6) 1+1 (4) 2+2	03/25	\$3,425,000 Not Avail	\$263,462 \$275 \$60,088	Not Avail Not Avail 165.00	Bldg SF 12,433	# Rooms 57
1926 N Vista Del Mar Los Angeles, CA 90068 1960 Vista Del Mar & Franklin	8		Units (5) 1+1 (3) 2+2	02/25	\$1,985,000 Not Avail	\$248,125 \$307 \$56,714	11.0 6.3% 44	Bldg SF 6,464	# Rooms 35
3916-3920 Kentucky Dr Los Angeles, CA 90068 1958 Lankershim & Vineland	12		Units (12) 1+1	01/25	\$2,740,000 Not Avail	\$228,333 \$405 \$57,083	12.6 5.5% 122	Bldg SF 6,772	# Rooms 48
2447 Beachwood Dr Los Angeles, CA 90068 1968 Beachwood & Franklin	14		Units (1) Studio (1) 1+1 (12) 2+2	06/24	\$4,150,000 Not Avail	\$296,429 \$205 \$52,532	12.6 5.1% 103	Bldg SF 20,222	# Rooms 79
2401 N Beachwood Dr Los Angeles, CA 90068 1956 Beachwood & Franklin	9		Units (1) Studio (8) 1+1	10/24	\$2,575,000 Not Avail	\$286,111 \$453 \$73,571	12.4 6.0% Not Avail	Bldg SF 5,680	# Rooms 35
3625 Regal Pl Los Angeles, CA 90068 1964 Ventura & Franklin	14		Units (5) 1+1 (4) 2+1 (5) 2+2	05/24	\$4,500,000 Not Avail	\$321,429 \$364 \$64,286	12.1 5.0% 73	Bldg SF 12,357	# Rooms 70
6319-6323 Primrose Ave Los Angeles, CA 90068 1941 Vine & Franklin	6		Units (4) 1+1 (2) 2+1	09/23	\$1,900,000 Not Avail	\$316,667 \$309 \$73,077	13.8 4.6% 122	Bldg SF 6,156	# Rooms 26
SUBJECT PROPERTY									
2000 Argyle Ave Los Angeles, CA 90068 1912 & 2008 Rating: 0 0 0	9		Units (6) 1+1 (2) 2+2 (1) 3+2	N/A	\$3,200,000 \$1,120,000 35%	\$355,556 \$371 \$62,745	11.3 6.2%	Bldg SF 8,632	# Rooms 51

Comparative Rating to Subject Property based on a scale (1-5, 5 Best).
First Column = Appeal/Utility; Second Column = Location; Third Column = Condition;



ON MARKET COMPARABLES
MULTI-RESIDENTIAL INVESTMENT

Property Address:

2000 Argyle Ave
Los Angeles, CA 90068

Situs Address				Price	Cost/Unit	
Year Built	#	Units			Cost/SqFt	Grm
Cross Streets		Mix	DOM		Cost/Room	Cap
1 2649 N Beachwood Dr	6	Units	5	\$2,199,000	\$366,500	14.7
Loa Angeles, CA 90068		(2) 1+1			\$391	4.5%
1957		(4) 2+2			\$78,536	
Beachwood & Franklin						
2 6820 Whitley Terrace	5	Units	52	\$2,100,000	\$420,000	13.7
Loa Angeles, CA 90068		(2) 1+1			\$402	5.6%
2006		(3) 2+2			\$91,304	
Cahuenga & 101 Fwy						
3 1908 Hillcrest Rd	6	Units	597	\$5,000,000	\$833,333	14.8
Loa Angeles, CA 90068		(1) Studio			\$716	4.5%
1912		(1) 1+1			\$156,250	
Franklin & Highland						
		(1) 2+1				
		(2) 2+2				
		(1) 3+2				
SUBJECT PROPERTY						
2000 Argyle Ave	9	Units	N/A	\$3,200,000	\$355,556	11.3
Los Angeles, CA 90068		(1) 3+1 SFR		\$1,120,000	\$371	6.2%
1912 & 2008		(3) 1+1		35%	\$62,745	
Rating: 0 0 0						
		(1) 2+1	0			
		(1) 3+2				

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RENTAL SURVEY
MULTI-RESIDENTIAL INVESTMENT

PropertyAddress: 2000 Argyle Ave
Los Angeles, CA 90068

Surveyed Property Address		# Units				
		Year Built	1+1	2+2	3+2	
1	2054 Argyle Ave Rating: 4 3 4	31 1957	\$2,350	\$3,195	\$0	# of Vacant 0
2	1944 N Argyle Ave Rating: 3 4 4	4 1920	\$0	\$3,400	\$0	# of Vacant 0
3	2054 Argyle Ave Rating: 3 4 4	4 1922	\$0	\$3,195	\$0	# of Vacant 0
4	2003 3/4 Argyle Ave Rating: 3 3 3	8 1921	\$2,195	\$0	\$0	# of Vacant 0
5	1937 Argyle Ave Rating: 3 3 3	42 1970	\$2,050	\$0	\$0	# of Vacant 0
6	2020 N Beachwood Rating: 3 4 4	22 1984	\$2,395	\$3,395	\$0	# of Vacant 0
6	1950 Tamarind Ave Rating: 3 4 4	112 1974	\$2,675	\$3,150	\$0	# of Vacant 0
7	6138 Franklin Ave Rating: 4 4 4	140 2009	\$2,799	\$3,499	\$0	# of Vacant 0
8	6324 Franklin Ave Rating: 0 0 0	11 1923	\$2,500	\$0	\$0	# of Vacant 0
9	1950 Beachwood Rating: 3 4 4	3 1912	\$0	\$0	\$4,250	# of Vacant 0
10	1759 Gower St Rating: 4 4 4	28 2023	\$0	\$0	\$4,395	# of Vacant 0
Subject Property Rent						
	2000 Argyle Ave Los Angeles, CA 90068 Rating: 0 0 0	9 1912 & 2008	\$2,207	\$3,000	\$4,323	# of Vacant 0
Market Rent			\$2,423	\$3,306	\$4,323	

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