

## 4805 S St Andrews Place Los Angeles, CA 90062



<b>Units:</b>	<b>5</b>	
<b>List Price:</b>	<b>\$1,195,000</b>	
<b>Year</b>	<b>1950</b>	
<b>Parking:</b>	<b>6</b>	
<b>Building Sq. Ft.:</b>	<b>3,894</b>	
<b>Lot Sq. Ft.</b>	<b>7,279</b>	
<b>Price/Unit:</b>	<b>\$239,000</b>	
<b>Price/Sq. Ft.</b>	<b>\$307</b>	
<b>CAP Rate:</b>	<b>6.3%</b>	
<b>Pro Forma CAP:</b>	<b>9.4%</b>	
<b>GRM:</b>	<b>10.53</b>	
<b>Pro Forma GRM:</b>	<b>7.86</b>	
<b>Proposed Down Payment:</b>	<b>\$478,000</b>	<b>40%</b>
<b>Proposed Loan Amount:</b>	<b>\$717,000</b>	<b>60%</b>

### LEASING SUMMARY:

<u>Type</u>	<u># Units</u>	<u>Rents</u>	<u>Market</u>
1 Bedroom / 1 Bath	2	\$1,113 - \$1,187	\$1,995
2 Bedroom / 1 Bath	2	\$1,070 - \$2,595	\$2,595
3 Bedroom / 1 Bath	1	\$3,495	\$3,495

### ANNUALIZED ESTIMATED OPERATING DATA:

#### CURRENT

#### PRO FORMA

<b>Scheduled Gross Income:</b>	<b>\$113,520</b>	<b>\$152,100</b>
<b>- Vacancy/Collection (3%):</b>	<b>\$3,406</b>	<b>\$4,563</b>
<b>Effective Gross Income:</b>	<b>\$110,114</b>	<b>\$147,537</b>
<b>- Operating Expenses:</b>	<b>\$34,761</b>	<b>\$34,761</b>
<b>Net Operating Income:</b>	<b>\$75,353</b>	<b>\$112,776</b>
<b>Debt Service (6.0%):</b>	<b>\$51,585</b>	<b>\$51,585</b>
<b>Pre-Tax Cash Flow:</b>	<b>\$23,768</b>	<b>\$61,191</b>
<b>Cash on Cash:</b>	<b>4.97%</b>	<b>12.80%</b>

### ANNUALIZED ESTIMATED EXPENSES:

#### FEATURES

<b>Taxes (1.2%)</b>	<b>\$14,340</b>	
<b>Insurance</b>	<b>\$5,567</b>	<b>ADU approved permit for garage conversion</b>
<b>Utilities</b>	<b>\$5,000</b>	<b>35% Upside in Rents</b>
<b>Landscaping and Pest Control</b>	<b>\$1,200</b>	<b>Individual Water Heaters</b>
<b>Maintanance and Repair</b>	<b>\$3,000</b>	<b>Tenants pay trash expense</b>
<b>Management</b>	<b>\$4,404</b>	<b>Parking On Site / Access from alley</b>
<b>Trash</b>	<b>\$0</b>	<b>Single Family Neighborhood</b>
<b>Reserves &amp; Misc.</b>	<b>\$1,250</b>	<b>Corner Location at 48th St.</b>
<b>TOTAL EXPENSES:</b>	<b>\$34,761</b>	
<b>Operating Expenses as % of SGI</b>	<b>30.6%</b>	
<b>Operating Expenses Per Unit</b>	<b>\$6,952</b>	
<b>Operating Expenses Per Sq. Ft.</b>	<b>\$8.93</b>	

If you would like further details about this property, please contact Keith Brennan (310) 881-2940 [keith@brennan-realty.com](mailto:keith@brennan-realty.com)



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Los Angeles, CA 90062**

<b>Unit</b>	<b>Unit Mix</b>		<b>Scheduled Rent</b>	<b>Proforma Rent</b>
<b>1800</b>	<b>2 Bedroom / 1 Bath</b>	<b>occupied</b>	<b>\$2,595</b>	<b>\$2,595</b>
<b>1802</b>	<b>2 Bedroom / 1 Bath</b>	<b>occupied</b>	<b>\$1,070</b>	<b>\$2,595</b>
<b>4805</b>	<b>3 Bedroom / 1 Bath</b>	<b>vacant</b>	<b>\$3,495</b>	<b>\$3,495</b>
<b>4807</b>	<b>1 Bedroom / 1 Bath</b>	<b>occupied</b>	<b>\$1,187</b>	<b>\$1,995</b>
<b>4809</b>	<b>1 Bedroom / 1 Bath</b>	<b>occupied</b>	<b>\$1,113</b>	<b>\$1,995</b>
			<b>\$9,460</b>	<b>\$12,675</b>

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**POST ADU CONSTRUCTION**
**4805 S St Andrews Place  
Los Angeles, CA 90062**


<b>Units:</b>	<b>6</b>	
<b>List Price + ADU cost:</b>	<b>\$1,267,000</b>	
<b>Year</b>	<b>1950</b>	
<b>Parking:</b>	<b>6</b>	
<b>Building Sq. Ft.:</b>	<b>4,320</b>	
<b>Lot Sq. Ft.</b>	<b>7,279</b>	
<b>Price/Unit:</b>	<b>\$211,167</b>	
<b>Price/Sq. Ft.</b>	<b>\$293</b>	
<b>CAP Rate:</b>	<b>7.4%</b>	
<b>Pro Forma CAP:</b>	<b>10.4%</b>	
<b>GRM:</b>	<b>9.22</b>	
<b>Pro Forma GRM:</b>	<b>7.20</b>	
<b>Proposed Down Payment:</b>	<b>\$506,800</b>	<b>40%</b>
<b>Proposed Loan Amount:</b>	<b>\$760,200</b>	<b>60%</b>

**LEASING SUMMARY:**

<u>Type</u>	<u># Units</u>	<u>Rents</u>	<u>Market</u>
1 Bedroom / 1 Bath	2 + 1 ADU	\$1,113 - \$1,995	\$1,995
2 Bedroom / 1 Bath	2	\$1,070 - \$2,595	\$2,595
3 Bedroom / 1 Bath	1	\$3,495	\$3,495

**ANNUALIZED ESTIMATED OPERATING DATA:**
**CURRENT+ADU INCOME**
**PRO FORMA + ADU INCOME**

<b>Scheduled Gross Income:</b>	<b>\$137,460</b>	<b>\$176,040</b>
<b>- Vacancy/Collection (3%):</b>	<b>\$4,124</b>	<b>\$5,281</b>
<b>Effective Gross Income:</b>	<b>\$133,336</b>	<b>\$170,759</b>
<b>- Operating Expenses:</b>	<b>\$39,204</b>	<b>\$39,204</b>
<b>Net Operating Income:</b>	<b>\$94,132</b>	<b>\$131,555</b>
<b>Debt Service (6.0%):</b>	<b>\$51,585</b>	<b>\$51,585</b>
<b>Pre-Tax Cash Flow:</b>	<b>\$42,547</b>	<b>\$79,970</b>
<b>Cash on Cash:</b>	<b>8.40%</b>	<b>15.78%</b>

**ANNUALIZED ESTIMATED EXPENSES:**
**FEATURES**

<b>Taxes (1.2%)</b>	<b>\$15,204</b>	
<b>Insurance</b>	<b>\$6,500</b>	<b>ADU approved permit for garage conversion</b>
<b>Utilities</b>	<b>\$6,000</b>	<b>35% Upside in Rents</b>
<b>Landscaping and Pest Control</b>	<b>\$1,200</b>	<b>Individual Water Heaters</b>
<b>Maintanance and Repair</b>	<b>\$3,500</b>	<b>Tenants pay trash expense</b>
<b>Management</b>	<b>\$5,300</b>	<b>Parking On Site / Access from alley</b>
<b>Trash</b>	<b>\$0</b>	<b>Single Family Neighborhood</b>
<b>Reserves &amp; Misc.</b>	<b>\$1,500</b>	<b>Corner Location at 48th St.</b>
<b>TOTAL EXPENSES:</b>	<b>\$39,204</b>	
<b>Operating Expenses as % of SGI</b>	<b>28.5%</b>	
<b>Operating Expenses Per Unit</b>	<b>\$6,534</b>	
<b>Operating Expenses Per Sq. Ft.</b>	<b>\$9.08</b>	

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## 4805 S St Andrews Place

### ANALYSIS WITH ADU CONSTRUCTION

Price: \$1,195,000 \$1,195,000 \$1,267,000 \$1,267,000  
with ADU with ADU

Unit Type	Current Rent	Market Rent	Current Rent	Market Rent
2BR	\$2,595	\$2,595	\$2,595	\$2,595
2BR	\$1,070	\$2,595	\$1,070	\$2,595
3BR	\$3,495	\$3,495	\$3,495	\$3,495
1BR	\$1,187	\$1,995	\$1,187	\$1,995
1BR	\$1,113	\$1,995	\$1,113	\$1,995
1BR ADU			\$1,995	\$1,995
<b>TOTAL</b>	\$9,460	\$12,675	\$11,455	\$14,670
<b>ANNUAL</b>	\$113,520	\$152,100	\$137,460	\$176,040
Vacancy	\$3,406	\$4,563	\$4,124	\$5,281
<b>Net Income</b>	\$110,114	\$147,537	\$133,336	\$170,759
Expenses	1200	1200	1200	1200
Util	\$5,000	\$5,000	\$6,000	\$6,000
Insur	\$5,567	\$5,567	\$6,500	\$6,500
Landscape & Pest	\$1,200	\$1,200	\$1,200	\$1,200
R&M	\$3,000	\$3,000	\$3,500	\$3,500
Mgmt	\$4,404	\$5,901	\$5,333	\$6,830
Reserve	\$1,250	\$1,250	\$1,500	\$1,500
Property Tax	\$14,938	\$14,938	\$15,838	\$15,838
<b>Total Expenses</b>	\$35,359	\$36,856	\$39,871	\$41,368
<b>NOI</b>	<b>\$74,755</b>	<b>\$110,681</b>	<b>\$93,465</b>	<b>\$129,391</b>
<b>GRM</b>	<b>10.5</b>	<b>7.9</b>	<b>9.2</b>	<b>7.2</b>
<b>Cap Rate</b>	<b>6.3%</b>	<b>9.3%</b>	<b>7.4%</b>	<b>10.2%</b>