

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

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
<b>6 units Non-LA RSO - Increase 8% immediately 11.3 GRM 6.2 Rap Rate</b>
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. One unit permitted 1912, all other units C of O after 1981. <b>2008 building has six units (all non LA RSO)</b> , an elevator, 5.7 megawatt solar system and each unit has central air, a balcony, washer/dryer and real hardwood floors. 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 will deliver three units vacant.

<b>FOR INFORMATION CONTACT:</b>	<b>KW COMMERCIAL DTLA</b>
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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					

\* Units 2000 A/201 thru 2000 F/303 all non-RSO

CURRENT SCHEDULED MONTHLY RENTAL INCOME (PAGE 1): \$23,566  
 TOTAL SCHEDULED MONTHLY INCOME: \$23,566  
 CURRENT ANNUAL GROSS SCHEDULED INCOME: \$282,792

Notes abriviations

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%** (\$8,484) /yr  
\$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** (\$77,362) /yr

**NET OPERATING INCOME (N.O.I.)** \$196,947 /yr

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

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

\* **Comparative Rating to Subject Property based on a scale (1-5, 5 Best).**  
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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	# of Vacant
1 2054 Argyle Ave Rating: 4 3 4	31 1957	\$2,350	\$3,195	\$0	0
2 1944 N Argyle Ave Rating: 3 4 4	4 1920	\$0	\$3,400	\$0	0
3 2054 Argyle Ave Rating: 3 4 4	4 1922	\$0	\$3,195	\$0	0
4 2003 3/4 Argyle Ave Rating: 3 3 3	8 1921	\$2,195	\$0	\$0	0
5 1937 Argyle Ave Rating: 3 3 3	42 1970	\$2,050	\$0	\$0	0
6 2020 N Beachwood Rating: 3 4 4	22 1984	\$2,395	\$3,395	\$0	0
6 1950 Tamarind Ave Rating: 3 4 4	112 1974	\$2,675	\$3,150	\$0	0
7 6138 Franklin Ave Rating: 4 4 4	140 2009	\$2,799	\$3,499	\$0	0
8 6324 Franklin Ave Rating: 0 0 0	11 1923	\$2,500	\$0	\$0	0
9 1950 Beachwood Rating: 3 4 4	3 1912	\$0	\$0	\$4,250	0
10 1759 Gower St Rating: 4 4 4	28 2023	\$0	\$0	\$4,395	0
<b>Subject Property Rent</b>					
2000 Argyle Ave Los Angeles, CA 90068 Rating: 0 0 0	9 1912 & 2008	\$2,207	\$3,000	\$4,323	0
<b>Market Rent</b>		<b>\$2,423</b>	<b>\$3,306</b>	<b>\$4,323</b>	

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