

7307 S Broadway Los Angeles, CA

FINANCIAL ANALYSIS

Listing Price Overview

	In Place	Pro-Forma
Asset Price	\$ 1,150,000	\$ 1,150,000
Price per SF	\$ 257.33	\$ 257.33
Price per Unit	\$ 164,286	\$ 164,286
CAP Rate	5.08%	8.79%
GRM	9.59	6.92
Capital Improvements		
Cost Basis	\$ 1,150,000	\$ 1,150,000
Cap Rate on Basis	5.08%	8.79%

Proposed Financing

	10 Year Fixed	10 Year Fixed
Down Payment	50% \$ 575,000	\$ 575,000
Loan	50% \$ 575,000	\$ 575,000
Amort Years	30	30
Interest Rate	5.75%	5.75%
Debt Service	\$3,356	\$3,356
Total Expenses/mo	\$4,825	\$5,012
Total Cash outflow/mo	\$ 8,180	\$ 8,367

Asset Overview

Address:	7307 S Broadway Los Angeles, CA
Building Size	4,469
Lot Size	6,183
Year Built	1965
Units	7

Rent Roll

Unit	In Place	Pro-Forma	Notes	Upside
1 - 3B2B	\$ 1,743	\$ 2,850	MTM lease	64%
2 - 2B1B	\$ 953	\$ 2,250	MTM lease	136%
3 - 2B2B	\$ 1,446	\$ 2,500	MTM lease	73%
5 - 2B1B	\$ 2,200	\$ 2,250	MTM lease	2%
6 - 2B1B	\$ 2,250	\$ 2,250	MTM lease	0%
7 - Single	\$ 1,400	\$ 1,750	MTM lease	55%
Total Monthly Rents/mo	\$ 9,992	\$ 13,850		55%
Total Annual Rents	\$ 119,909	\$ 166,200		

Annual Income

	Current Rent	Pro Forma Rent
Scheduled Gross Rent	\$ 119,909	\$ 166,200
Less Vacancy Reserve	3.00% \$ (3,597)	\$ (4,986)
Effective Gross Income	\$ 116,312	\$ 161,214

Annual Expenses

	% of EGI	Expenses	Expenses
Garbage*	3.61%	\$ (4,200)	\$ (4,200)
Water & Sewer*	10.83%	\$ (12,600)	\$ (12,600)
Gardener*	1.55%	\$ (1,800)	\$ (1,800)
Insurance*	5.76%	\$ (6,704)	\$ (6,704)
Repairs & Maintenance* (\$400/unit)	2.41%	\$ (2,800)	\$ (2,800)
Property Management*	5.00%	\$ (5,816)	\$ (8,061)
RSO	8.25%	\$ (9,600)	\$ (9,600)
	0.00%	\$	\$ -
Real Estate Taxes**	12.36%	\$ (14,375)	\$ (14,375)
Total Annual Expenses	49.78%	\$ (57,894)	\$ (60,139)

Notes

*estimated

**calculated at Listing Price

Return

Net Operating Income (NOI)	\$ 58,417	\$ 101,075
Less Debt Service	\$ 40,267	\$ 40,267
Pre-Tax Annual Cash Flow	\$ 18,151	\$ 60,808
Principal Reduction	\$ 8,362	\$ 8,362
Return on Equity	\$ 26,513	\$ 69,170
Cash on Cash Return	3.16%	10.58%
Cash on Equity	4.61%	12.03%
CAP Rate	5.08%	8.79%
Debt Service Coverage Ratio	1.45	2.51

Exclusively Listed By:



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