

4 units
608 N Breed St
Boyle Heights



Summary	Current	Market	Financing
Price	\$1,125,000		Proposed Financing:
Down Payment 40%	\$450,000		First Loan Amount: \$675,000
Number of Units:	4		Terms:
Cost per Unit:	\$281,250		Interest rate: 6.00%
Current GRM:	12.60	7.81	
Current CAP:	5.70%		Prime Boyle Heights location. Great unit mix with substantial rental upside. Property has room in the back for an ADU.
Proforma Cap:	10.42%		
Approx. Age:	1908		
Approx. Lot Size:	8,249		
Approx. Square Feet:	3,330		
Cost per Square Foot:	\$337.84		

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Annualized Operating Data	Market	
	Current Rents	Market Rents
Scheduled Gross Income:	\$89,314	\$144,000
Less Vacancy Rate Reserve:	(\$2,679) 3%	(\$4,320) 3%
Gross Operating Income:	\$86,635	\$139,680
Less Expenses:	(\$22,463) 25%	(\$22,463) 16%
Net Operating Income:	\$64,173	\$117,218
Less Loan Payments:	(\$40,500)	(\$40,500)
Pre-Tax Cash Flow:	\$23,673 5.3% **	\$76,718 17.0% **
Plus Principal Reduction:	\$0	
Total Return Before Taxes:	\$23,673 5.3% **	\$76,718 17.0% **

* As a percent of Scheduled Gross Income.
 ** As a percent of Down Payment.

Scheduled Income				Current Expenses (Estimated)			
No. of Units	Bdrms/ Baths	Current Rents		Market Rents		Prop. Taxes	
		Monthly Avg Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income		
1	4+1	\$ 2,455	\$2,455	\$ 4,000	\$4,000	\$	14,063
1	2+1	\$ 1,424	\$1,424	\$ 2,900	\$2,900	\$	3,200
1	2+1	\$ 2,224	\$2,224	\$ 2,900	\$2,900	\$	600
1	1+1	\$ 1,340	\$1,340	\$ 2,200	\$2,200	\$	2,500
						\$	2,100
Monthly Scheduled Gross Income:		\$ 7,443		\$ 12,000		*Total Expenses:	\$22,463
Annual Scheduled Gross Income:		\$89,314		\$144,000		Per Net Sq. Ft.:	\$6.75
						Expenses Per Unit:	\$5,615.63

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.