

# FOR SALE

## ASSISTED LIVING FACILITY

- Residential Care Facility for the Elderly (RCFE)
- Up to 12 Occupants

**4669**  
**WEST**  
**OLYMPIC**



**NEWMARK**

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# Property Highlights

- Fully licensed Residential Care Facility for the Elderly (RCFE)
- Up to 12 occupants – 6 bedrooms + 6 ambulatory add-ons
- 6 bedrooms, 4 restrooms, 2 kitchens
- ADA compliant, central HVAC, hardwired and built to code, including Title 24 lighting
- Delivered fully vacant
- Equipped with excellent condition Samsung appliances & W/D
- Detached garage can be used for training, admin office, storage, etc.
- Ample onsite parking with ability to separate
- Centrally located in Longwood Highlands neighborhood, close to Miracle Mile/Mid-Wilshire, Hancock Park, Koreatown



## Property Info

**4669 W Olympic Blvd**  
**Los Angeles, CA 90019**

ADDRESS

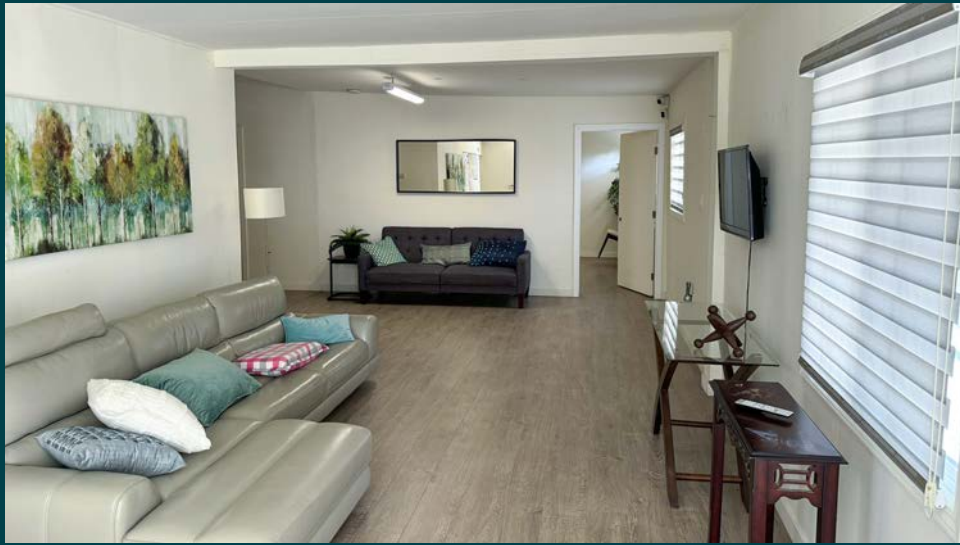
**±2,709 RSF**

BUILDING SIZE

**±9,654 RSF**

LAND SIZE



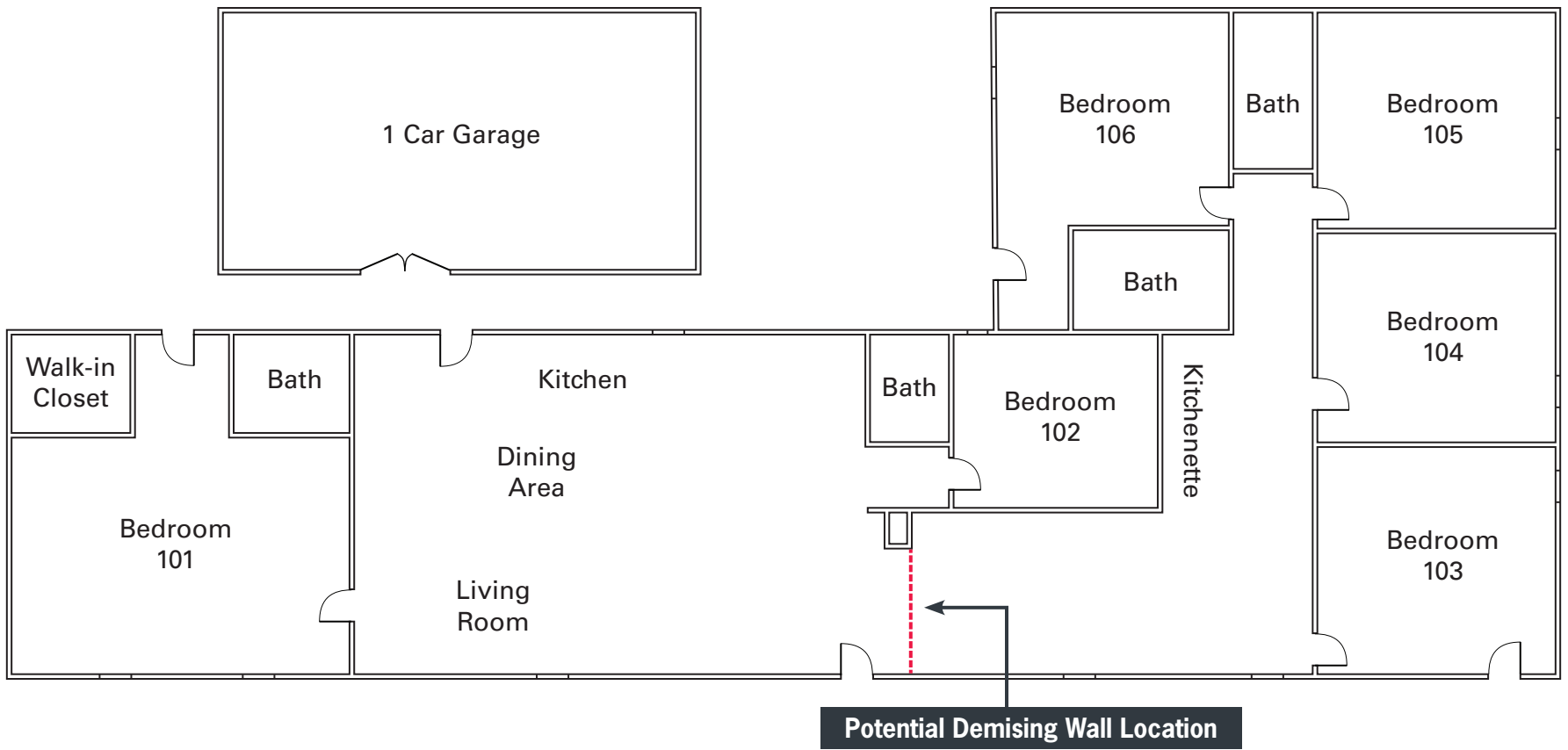






# Floorplan

**1st Floor: ±2,709 SF**





# Aerial View

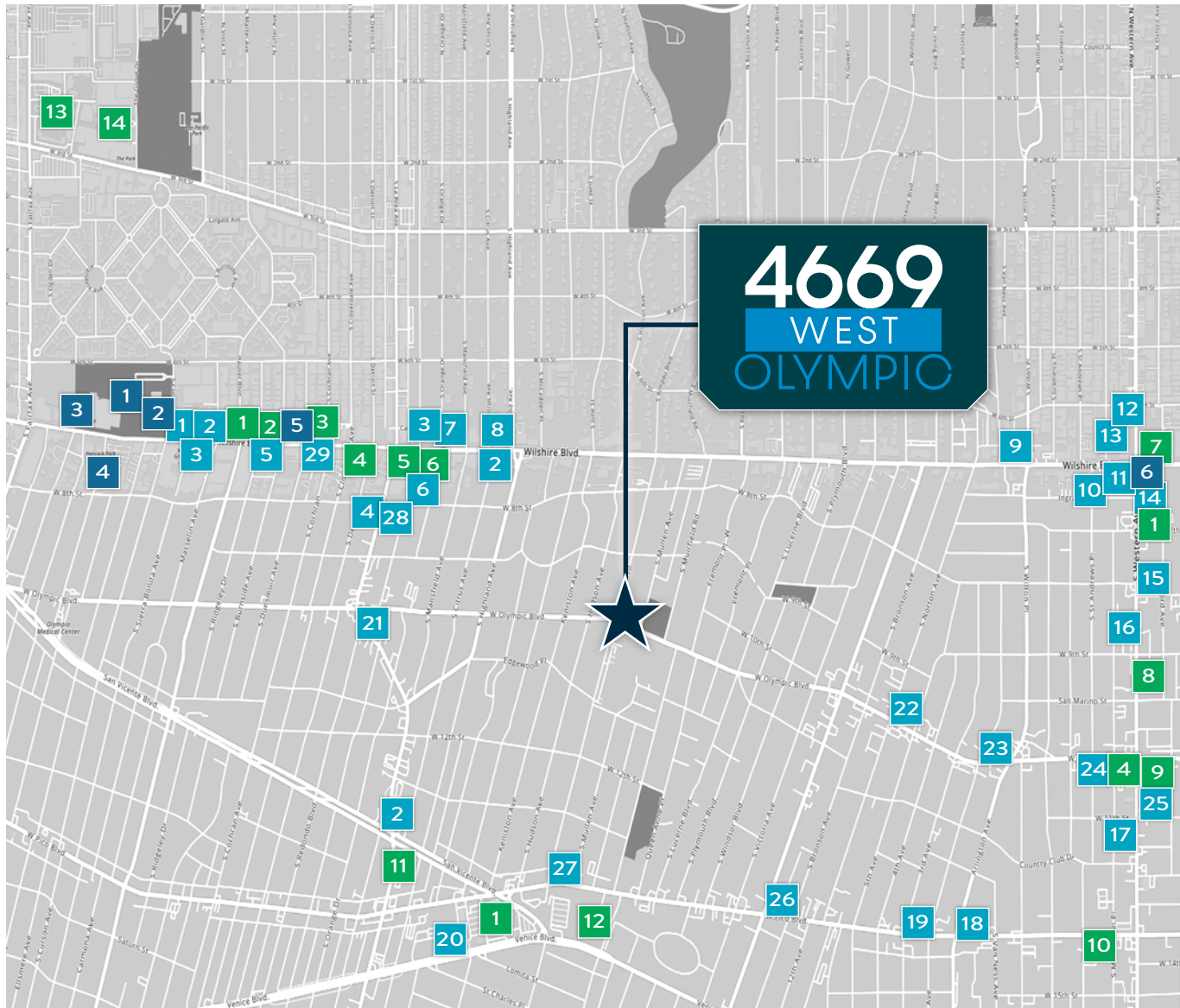




# Central Proximity to Healthcare



# Area Amenities



## RESTAURANTS

- 1 The Counter
- 2 Starbucks
- 3 The Coffee Bean & Tea Leaf
- 4 Sake House Miro
- 5 Five Guys
- 6 Apollonia's Pizzeria
- 7 Genwa Korean BBQ
- 8 El Pollo Loco
- 9 Arado Japanese
- 10 Document Coffee Bar
- 11 M Grill Brazilian Churrascaria
- 12 Jeong Yuk Jeom Korean BBQ
- 13 Sul & Beans
- 14 WaBa Grill
- 15 Iki Ramen
- 16 BCD Tofu House
- 17 El Cholo
- 18 Pasta Sisters
- 19 The History Coffee
- 20 Olive Garden
- 21 Trejo's Tacos
- 22 Sushi HON
- 23 Chung Kiwa
- 24 Chusun Galbee
- 25 Ssam Korean BBQ
- 26 Gus's World Famous Fried Chicken
- 27 Oki's Dog
- 28 All Season Brewing Company
- 29 Milk Jar Cookies

## RETAIL

- 1 Ralphs
- 2 Smart & Final
- 3 Walgreen's
- 4 Bank of America
- 5 BevMo!
- 6 Lassen's Natural Food & Vitamins
- 7 CVS
- 8 Koreatown Plaza
- 9 Koreatown Galleria
- 10 Dollar Tree
- 11 Target
- 12 Lowe's Home Improvement
- 13 The Original Farmer's Market
- 14 The Grove

## ATTRACTIONS

- 1 LACMA
- 2 La Brea Tar Pits
- 3 Academy Museum of Motion Pictures
- 4 Petersen Automotive Museum
- 5 El Rey Theatre
- 6 The Wiltern



# Cash Flow Analysis

## FINANCIAL SUMMARY

Value - Before Capex Deductions			\$3,000,000
Down Payment		35.00%	\$1,050,000
Financing	Loan (1)	65.00%	\$1,950,000
	Loan (2)	0.00%	\$-
Price / Unit			\$333,333
Price / NRSF			\$1,107.42
GRM	Proforma		3.09
Cap Rate	Proforma		15.34%
Cash/Cash	Proforma		29.76%

## PROPERTY SNAPSHOT

No. Units	9	Electricity	Landlord
Year Built	1950	Gas	Landlord
Construction	WFS	Hot water	Landlord
No. Bldgs	2	Heat/AC	Central
No. Stories	1	Laundry	Yes
Gross Bldg. Area	2,709	Elevator	N/A
Site Area	9,654	Pool / Spa	No
Parking	Street / Garage	Clubhouse	No
No. Spaces	2 + Street	Rent control	No
APN	0	Zoning	

UNIT TYPE	COUNT	NRSF	CURRENT RENT	\$/NRSF	MARKET RENT	\$/NRSF	VACANT UNITS	TYPE
Beds	9	301	\$0.00	\$29.90	\$9,000.00	\$29.90	9	SSI
Totals	9	2,709	\$0		\$81,000		9	0
Averages		301	\$0	\$29.90	\$9,000	\$29.90	100.00%	

## ANNUALIZED OPERATING INFORMATION

	PRO FORMA
<b>Total Gross Potential Rent</b>	\$972,000
Less: Vacancy	-2.00%
<b>Effective Gross Income</b>	<b>\$952,560</b>

Fixed Expenses	\$/Unit-Yr	\$/NRSF	% EGI	Prop Tax Calc.	Total
Property Tax-County	\$(3,997.90)	\$(13.28)	-3.78%	1.19937%	\$(35,981)
Property Tax-Assmnts.	\$(100.44)	\$(0.33)	-0.09%		\$(904)
Insurance	\$(1,435.89)	\$(4.77)	-1.36%		\$(12,923)
<b>Operational Expenses</b>					
Care, Food & Services	\$(3,740.00)	\$(12.43)	-3.53%		\$(33,660)
Salaries & Wages	\$(24,000.00)	\$(79.73)	-22.68%		\$(216,000)
Payroll Taxes & Employee Benefits	\$(6,922.67)	\$(23.00)	-6.54%		\$(62,304)
Contract Labor	\$(3,333.33)	\$(11.07)	-3.15%		\$(30,000)
Insurance (Liability & Fire)	\$(4,600.00)	\$(15.28)	-4.35%		\$(41,400)
Indirect Overhead	\$(2,400.00)	\$(7.97)	-2.27%		\$(21,600)
Other General & Administration	\$(1,544.00)	\$(5.13)	-1.46%		\$(13,896)
Utilities	\$(1,684.00)	\$(5.59)	-1.59%		\$(15,156)
General Maintenance	\$(933.33)	\$(3.10)	-0.88%		\$(8,400)
<b>Expense Total</b>	<b>\$(54,691.57)</b>	<b>\$(181.70)</b>	<b>-51.67%</b>		<b>\$(492,224)</b>

## Net Operating Income

\$460,336

## FINANCING

	INT. RATE	AMORT.	PMT.	PROFORMA DCR
Less: Loan (1)	6.50%	30	\$(12,325)	3.12
<b>Financing Total</b>			<b>\$(12,325)</b>	<b>3.12</b>
<b>Pre Tax Cash Flow</b>				<b>\$312,432</b>

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