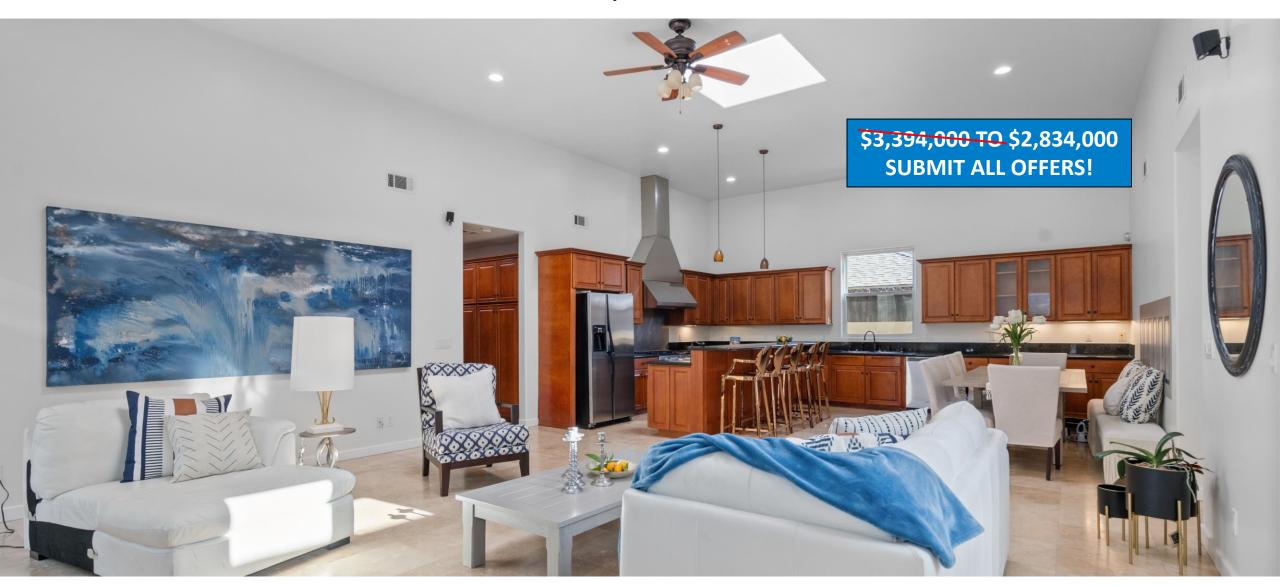


3718 SOUTH BARRINGTON AVENUE LOS ANGELES, CA 90066





PROPERTY OVERVIEW

FINANCIAL SUMMARY	
Price	\$2,834,000.00
PSF	\$879.85

PROPERTY SUMMARY			
Address	3718 South Barrington Avenue Los Angeles, CA 90066		
Bedrooms	9 Bedrooms - Can very comfortably accommodate 12 -18 beds/ residents		
Bathrooms	5 Bathrooms – 9 Sinks		
Building Size / Lot Size	3,221 SF / 6,134 SF		
Year Built / Renovated	1926 / 2009		
APN / Zoning	4234-016-008/R1		

RETURNS:				
CAP RATE	11.39%	11.39%		
GRM	6.0	6.0		
CASH-ON-CASH	16.61%	35.60%		
DEBT COVERAGE RATIO	1.57	1.45		

	Mont	hly	Annı	ıal	
Price	2,834,000	2,834,000	2,834,000	2,834,000	
Downpayment %	25%	10%	25%	10%	
Downpayment	708,500	283,400	708,500	283,400	
Gross Potential Rent	39,600	39,600	475,200	475,200	12 beds avg \$3,300
Economic Vacancy	(1,584)	(1,584)	(19,008)	(19,008)	Vacancy 4%
Net Gross Rent	38,016	38,016	456,192	456,192	vacancy 470
Intake Fees	0	0	0	0	
Total Revenue	38,016	38,016	456,192	456,192	
	,	,	,	,	Note: House has accommodated
Operating expense:					up to 18 beds at varied prices
Food	4,800	4,800	57,600	57,600	
Manager	1,200	1,200	14,400	14,400	
Real Estate Taxes	2,834	2,834	34,008	34,008	
Commercial Property Insurance	800	800	9,600	9,600	
Utilities	800	800	9,600	9,600	
Repairs & Maintenance	250	250	3,000	3,000	
Landscaping	100	100	1,200	1,200	
General & Administrative	150	150	1,800	1,800	
Operating Reserve	150	150	1,800	1,800	
Pest Control	25	25	300	300	
Total Operating Expenses	11,109	11,109	133,308	133,308	
Net Operating Income	26,907	26,907	322,884	322,884	
Cash Flow	26,907	26,907	322,884	322,884	
Debt Service	17,100	18,500	205,200	222,000	
Net Cash Flow after Debt Service	9,807	8,407	117,684	100,884	
Principal Reduction	1,100	1,100	13,200	13,200	
Total Return	8,707	7,307	104,484	87,684	



FINANCING*

- ✓ Prime Mar Vista Location
- ✓ Short Term Seller Financing Available for Qualified Buyer
- ✓ Tremendous Opportunity for "Plug and Play" Congregate Living



FEATURES

- 2 Dishwashers
- 2 Sets of Washer and Dryer
- 1 Built-In Refrigerator
- 2 Additional Refrigerators
- Converted Garage to Office

- 2 Built-in Ovens
- 1 Fire Pit
- 2 Decks
- Very Rare Single Story

FINANCING*					
PRICE	\$2,834,000.00	\$2,834,000.00			
DOWNPAYMENT %	25%	10%			
DOWNPAYMENT	\$708,500.00	\$283,400.00			
LOAN AMOUNT 1 ST	\$2,125,500.00	\$2,125,500.00			
INTEREST RATE 1ST	9.75%	9.75%			
AMORITIZATION 1ST	30 Years	30 Years			
LOAN AMOUNT 2 ND		\$425,100			
INTEREST RATE 2 ND		4.00%			
INTEREST ONLY 2 ND		Interest Only			
YEAR DUE 1 ST		2054			
YEAR DUE 2ND		2025			

- No Tax Returns!
- No Business License!
- No CPA Letter!
- No Bank Statements for Income!
- No Profit / Loss Statement!
- No Minimum Seasoning Requirement.
- No Reserves Required.

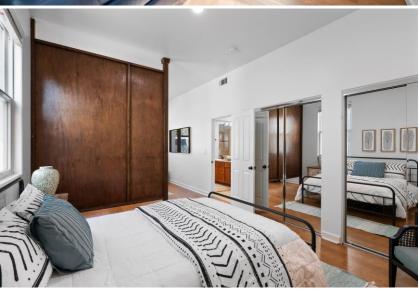


INTERIOR PHOTOS















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