



~~\$3,394,000~~ TO \$2,834,000
SUBMIT ALL OFFERS!

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

SOBER LIVING PRO FORMA*

	Monthly		Annual		
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	
Intake Fees	0	0	0	0	
Total Revenue	38,016	38,016	456,192	456,192	
Operating expense:					Note: House has accommodated 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	

*These are estimates that need to be verified

- ✓ 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 1 ST	9.75%	9.75%
AMORITIZATION 1 ST	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 2 ND		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.

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