

Investment Memorandum

- Multi-Family Investment
- (2) Duplexes + (2) ADUs
- New Construction
- Strong Rental Demand
- Delivered Vacant
- Separately Metered

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Presented By : DLA Construction LLC



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I. PROPERTY DESCRIPTION



**HIGH DEMAND FOR
MULTIFAMILY RENTALS**



**FOUR PARKING STALLS
AVAILABLE FOR TENANTS**



**(2) 5 Bed/5BA & (2) 6 Bed/5 BA
+ (2) 2 Bed/1 BA ADU**

2415/2419 E. 3rd St. Los Angeles, CA. 90033

LIVABLE SQFT: **LOT SIZE:**

Duplexes - 7,562 SQFT 10,004 SQFT

ADUs - 1,910 SQFT

INVESTMENT HIGHLIGHTS:

- (2) 5 BED/ 5 BA - Market Rent: \$5,000
- (2) 6 BED/ 5 BA - Market Rent: \$5,250
- (2) 2 BED/ 1 BA - Market Rent: \$3,000
- Energy Efficient Buidling
- Solar System Pre-installed
- Secure Gated Entry
- Walkscore Rated as Very Walkable (75)
- 1 year builder warranty
- 3 year roof warranty
- 2 year AC warranty
- New Construction Delivered Vacant
- No Rent Control.

RENDERING SIMILAR TO PROPERTY*



FOR ILLUSTRATIVE
PURPOSES ONLY, ACTUAL
DESIGN MAY VARY



**WalkScore Rated as
Very Walkable (75)**



II. FINANCIAL ANALYSIS

Metric	Value
Purchase Price	3,800,000
Loan Amount	3,040,000
Loan-to-Value (LTV)	80%
Interest Rate (%)	6
Amortization Years	30
DSCR Constraint	1.2
Annual Payment	218,716.03
Monthly Payment	18,226.34
DSCR Actual	1.11
Cap Rate (%)	6.66

Category	Amount (\$)
Potential Rental Income	318,000
Loss to Lease	0
Vacancy	-12,720
Effective Rental Income	305,280
Other Income	0
GDI	305,280
Maintenance and Repairs	3,053
Property Taxes	45,600
Insurance	3,352
Other Operating Expenses	3,053
Total Operating Expenses	52,058
Net Operating Income	253,222

This loan payment scenario is for illustrative purposes only and may not reflect actual loan terms. Payments, rates, and conditions are subject to change based on lender approval and borrower qualifications. Consult a licensed mortgage professional for accurate and personalized information.

Offering Price: \$3,800,000

CAP Rate: 6.66%

Unit	Unit Type	Monthly Rent	Annual Rent	Vacancy Adjustment (4%)	Effective Annual Rent
Unit 1	5 Bed/5 Bath	5,000.00	60,000.00	2,400.00	57,600.00
Unit 2	5 Bed/5 Bath	5,000.00	60,000.00	2,400.00	57,600.00
Unit 1	6 Bed/5 Bath	5,250.00	63,000.00	2,520.00	60,480.00
Unit 2	6 Bed/5 Bath	5,250.00	63,000.00	2,520.00	60,480.00
Unit 1	2 Bed/1 Bath	3,000.00	36,000.00	1,440.00	34,560.00
Unit 2	2 Bed/1 Bath	3,000.00	36,000.00	1,440.00	34,560.00
Total	24 Bed/22	26,500.00	318,000.00	12,720.00	305,280.00

The average rent amounts provided are estimates based on current market conditions and are subject to change. Actual rents may vary depending on factors such as tenant qualifications, lease terms, and market fluctuations. The seller does not guarantee these rent amounts and advises buyers to conduct their own due diligence.

Comparable Rentals

1206 Magnolia Ave,
Los Angeles, CA.

- 5 BED/ 5BA
\$6,000/month

- New
Construction

1214 Arapahoe St,
Los Angeles, CA.

- 5 BED/ 5BA
\$6,000/month

- New
Construction

2809 E 6th St.
Los Angeles, CA.

- 5 BED/ 5BA
\$4,495/month

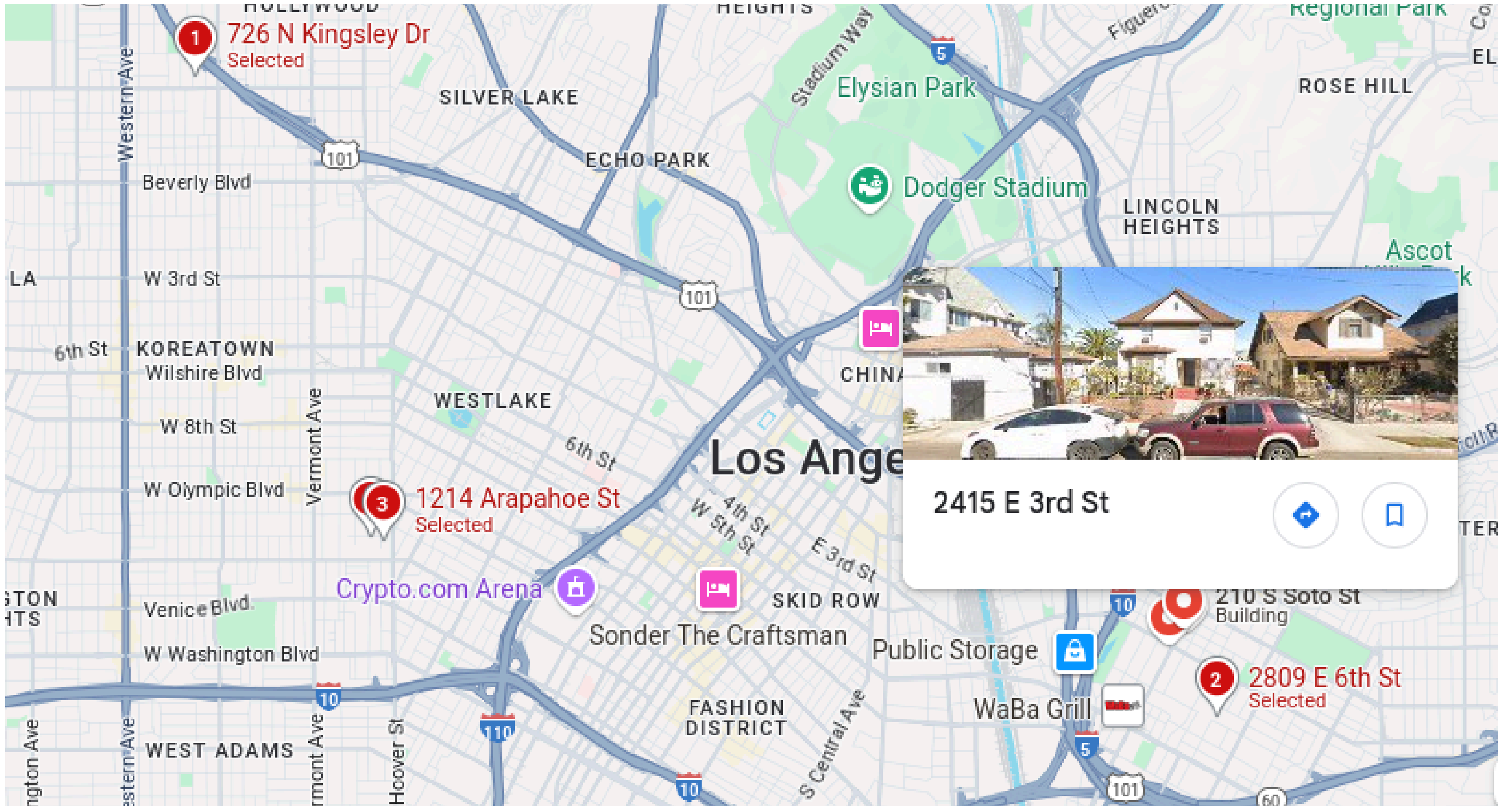
- New
Construction

726 N. Kingsley
Los Angeles, CA.

- 5 BED/ 5BA
\$4,538/month

- New
Construction

Comparable rental data is provided for informational purposes only and is based on publicly available information or third-party sources. These examples may not reflect exact market conditions or the specific characteristics of this property. Prospective buyers should independently verify all rental information and market data.



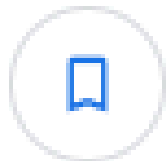
1 726 N Kingsley Dr
Selected

3 1214 Arapahoe St
Selected

2 2809 E 6th St
Selected



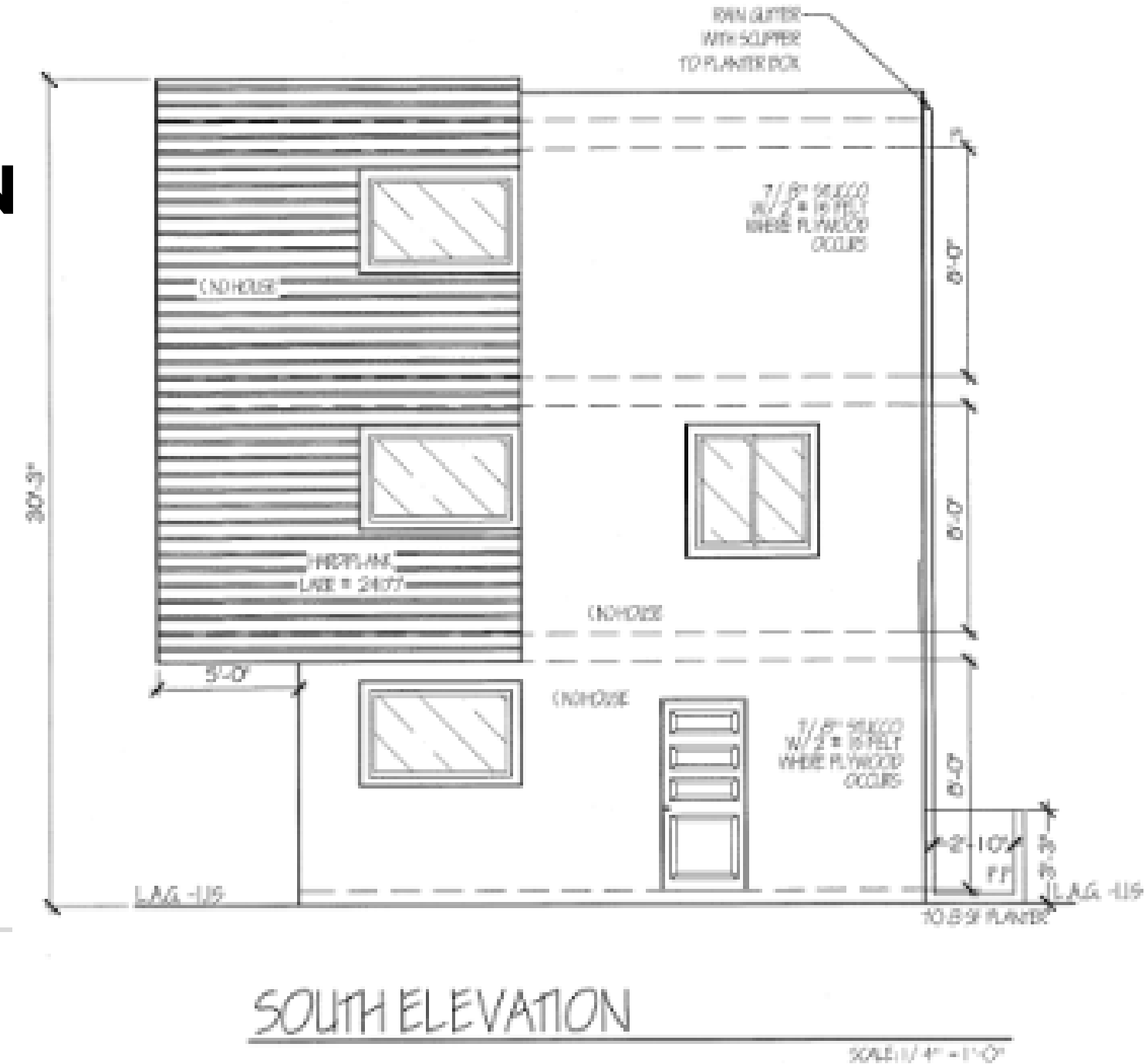
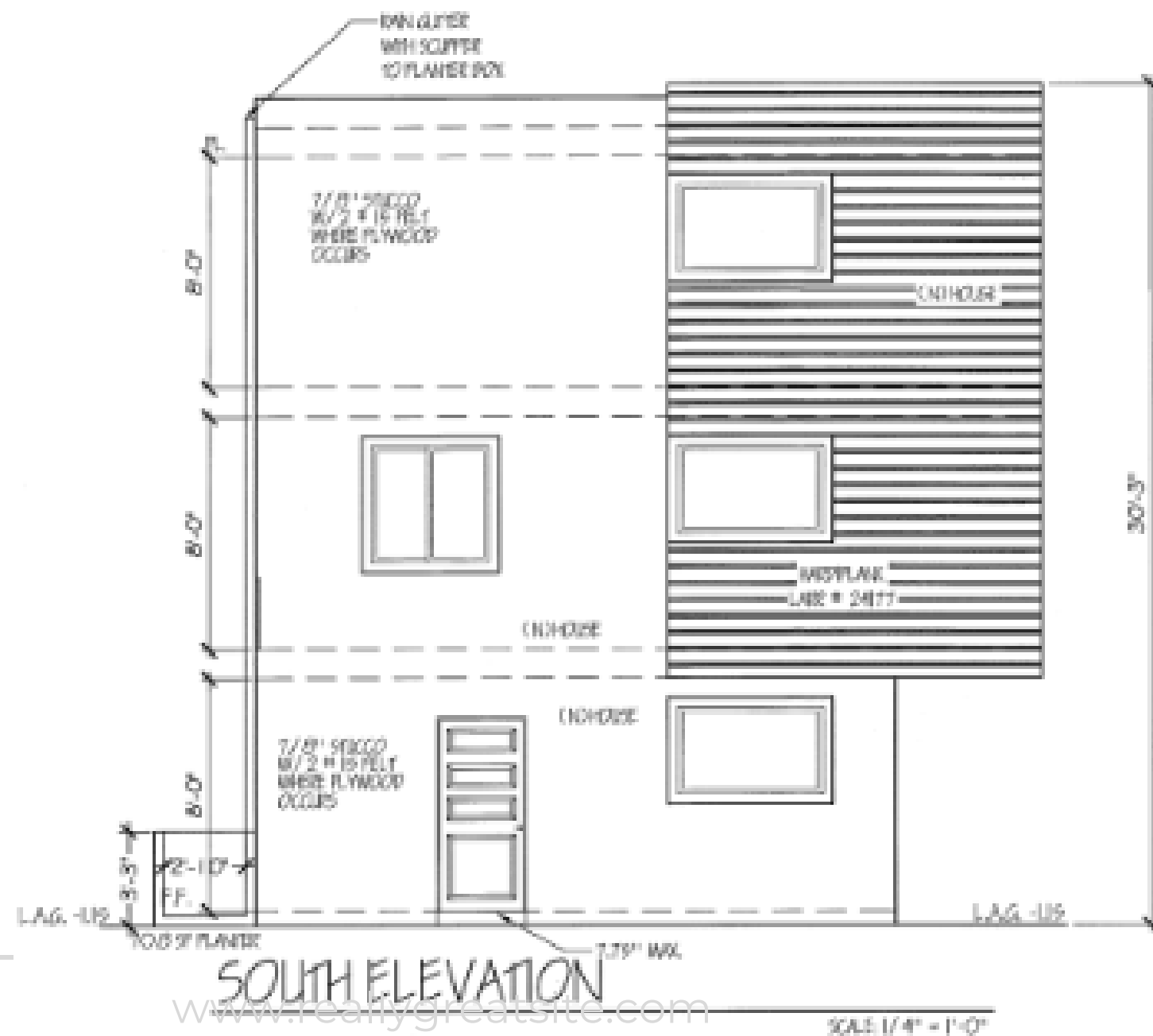
2415 E 3rd St



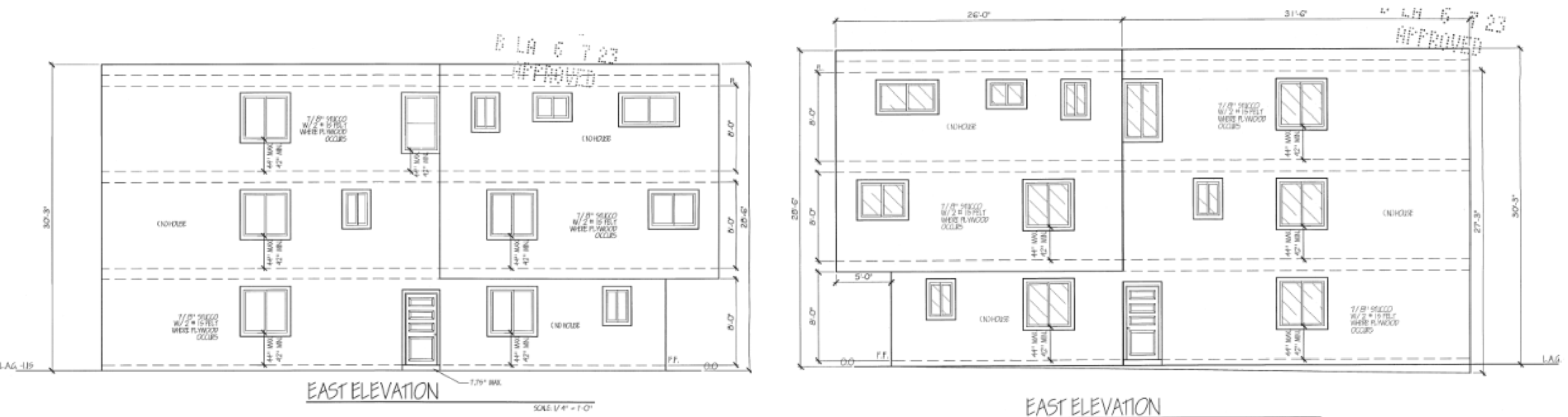
III. FLOOR PLANS

FRONT DUPLEXES

SOUTH ELEVATION



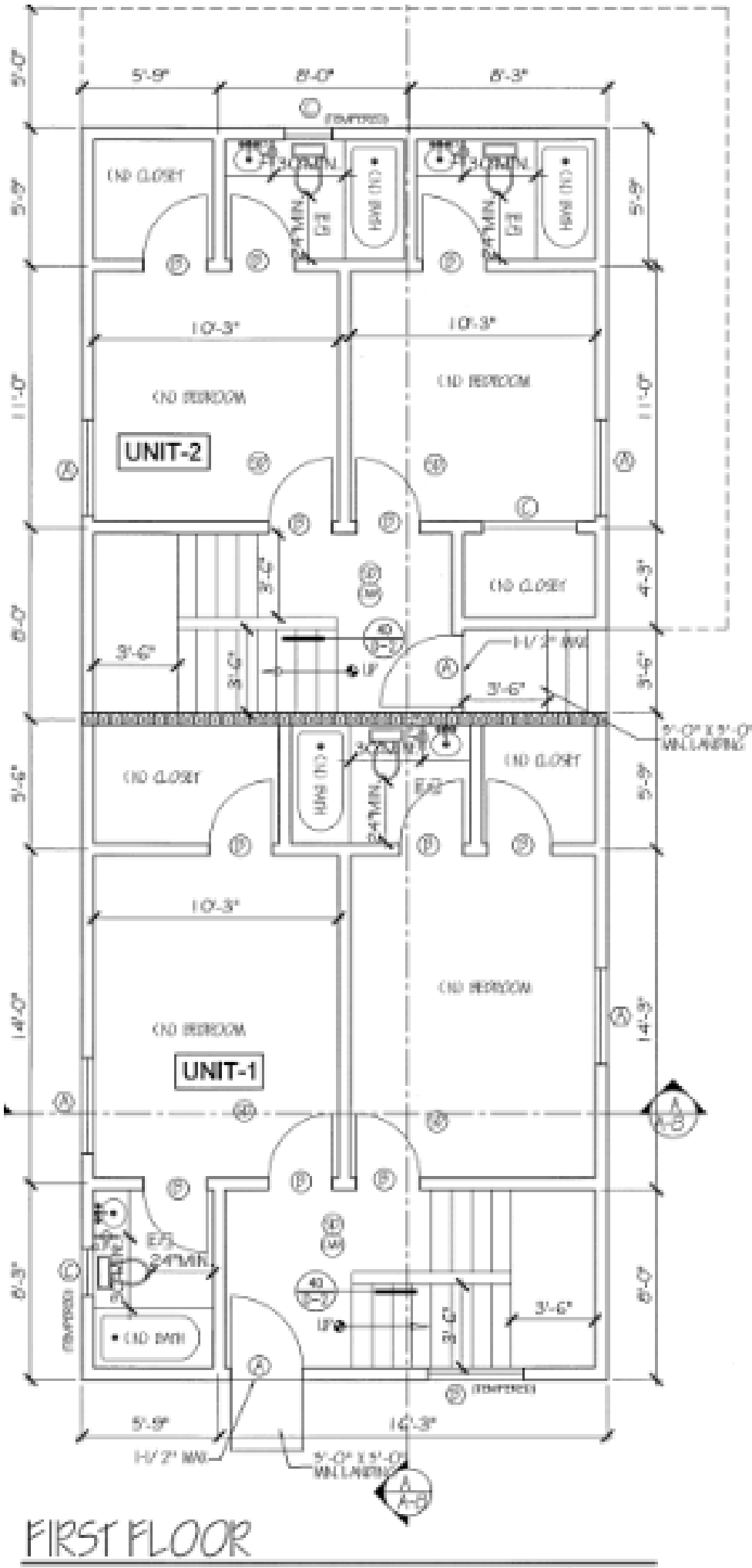
FRONT DUPLEXES



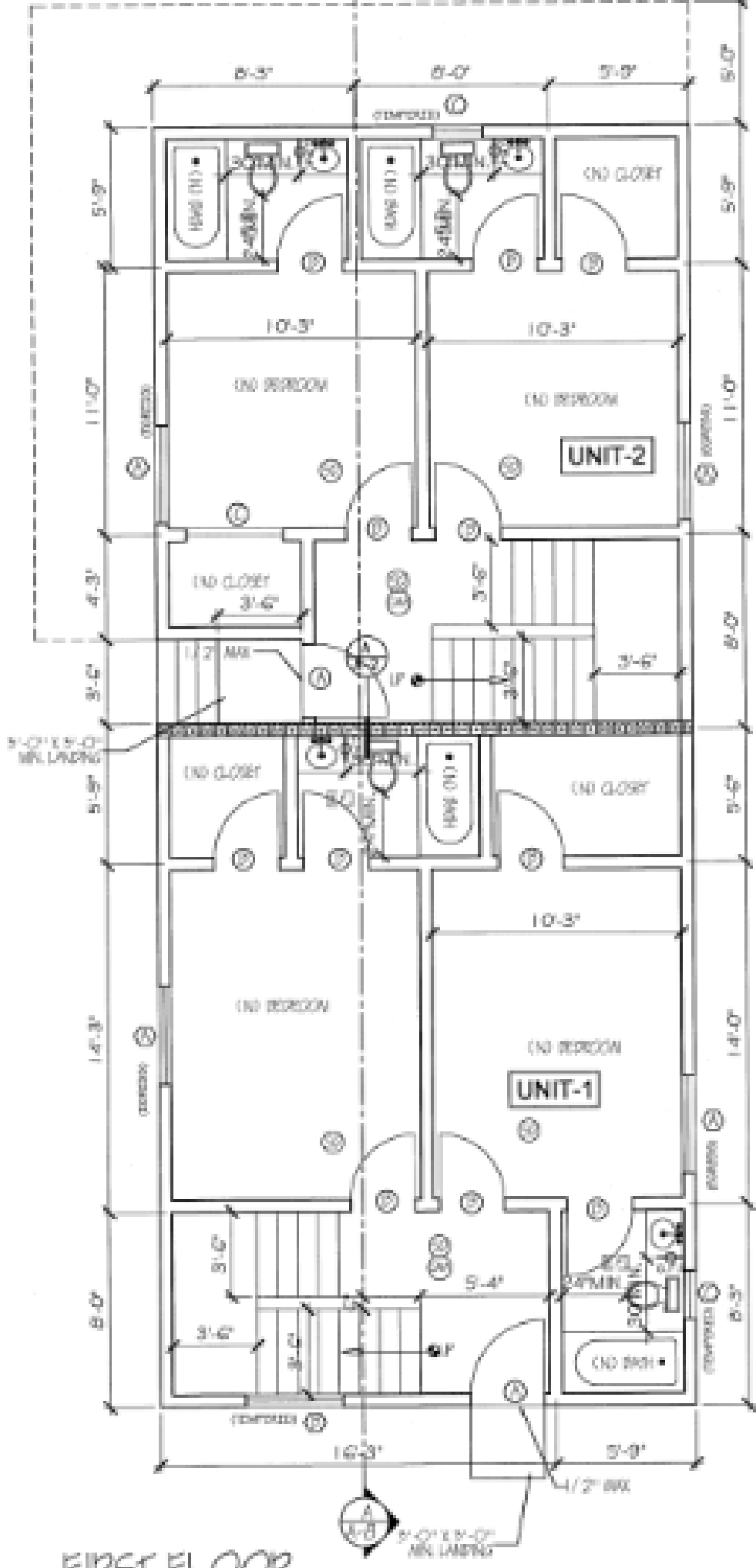
EAST ELEVATION

FRONT DUPLEXES

FIRST FLOOR



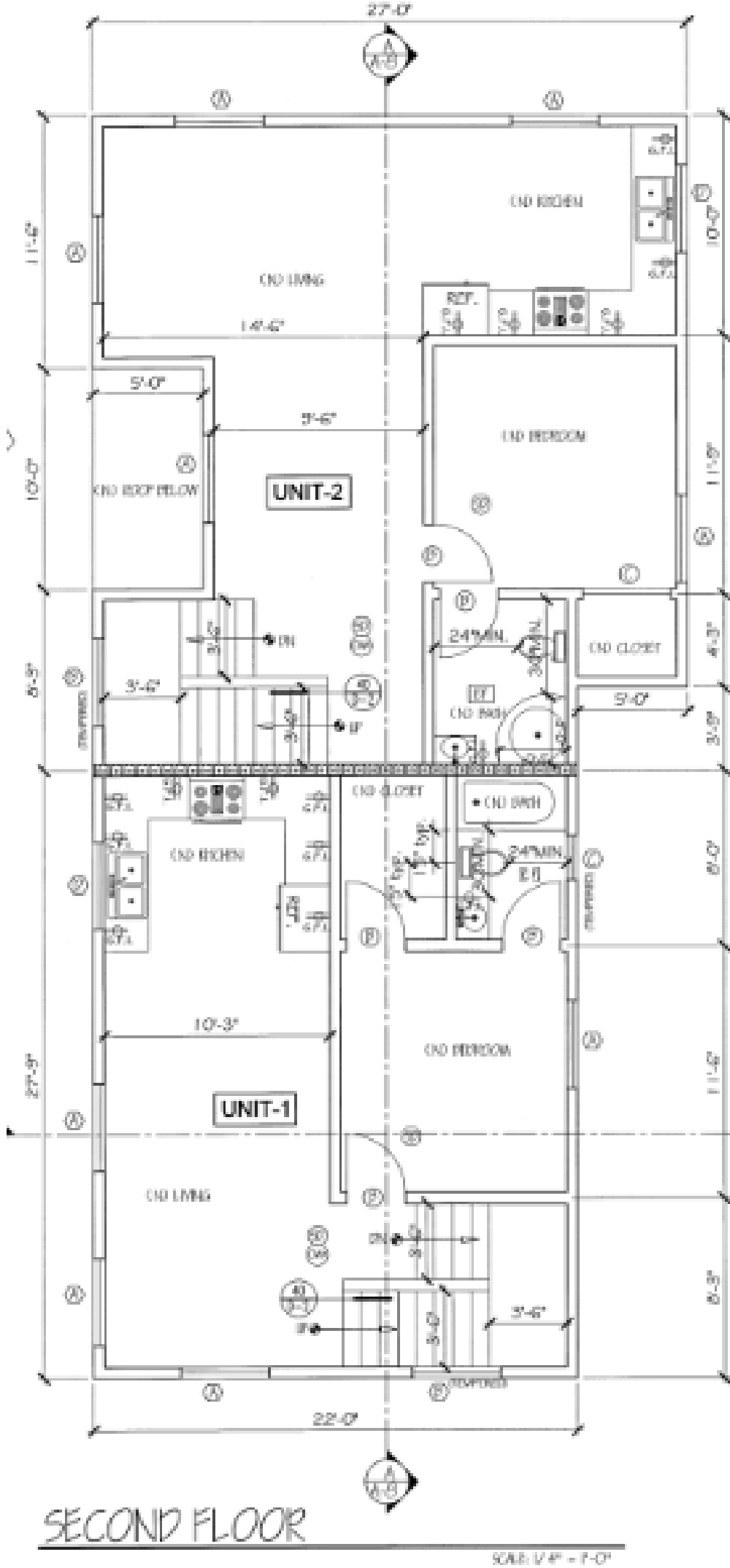
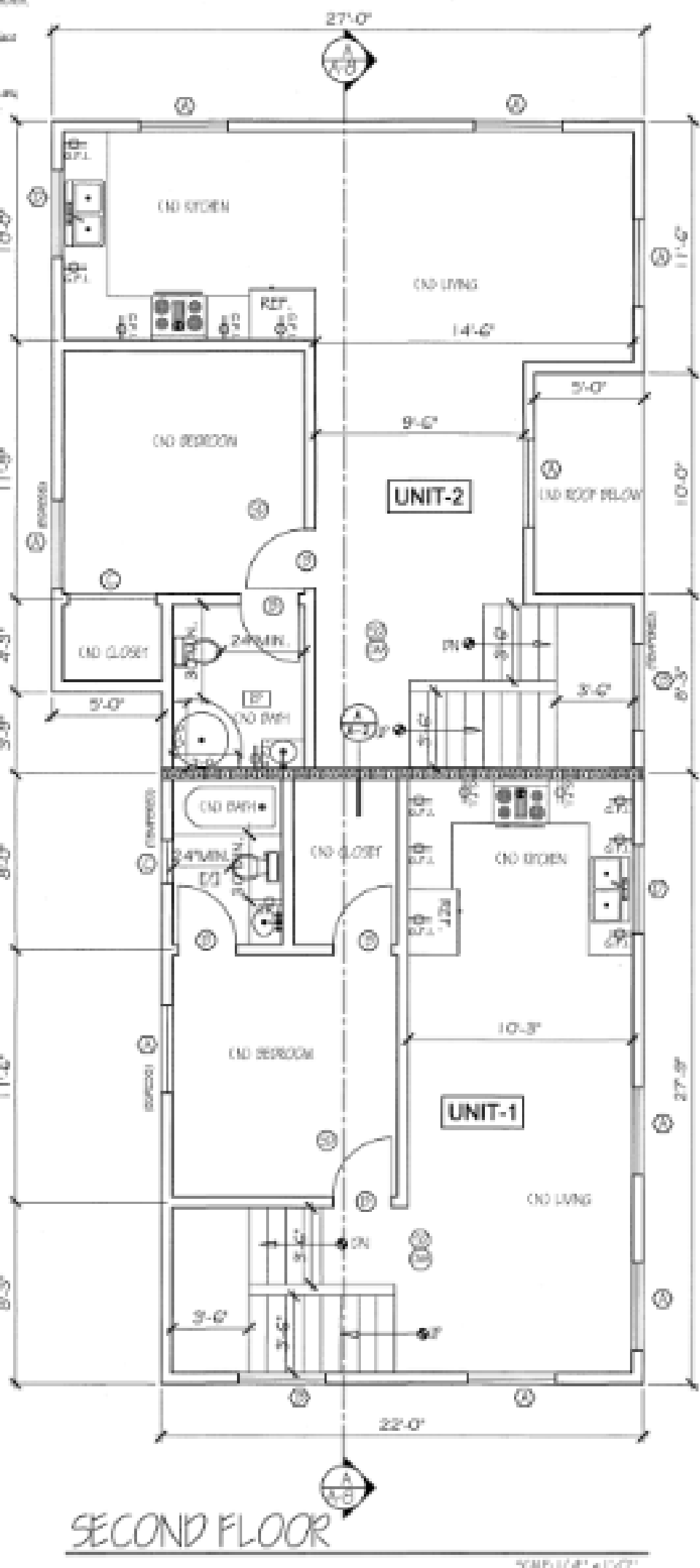
FIRST FLOOR



FIRST FLOOR

FRONT DUPLEXES

SECOND FLOOR

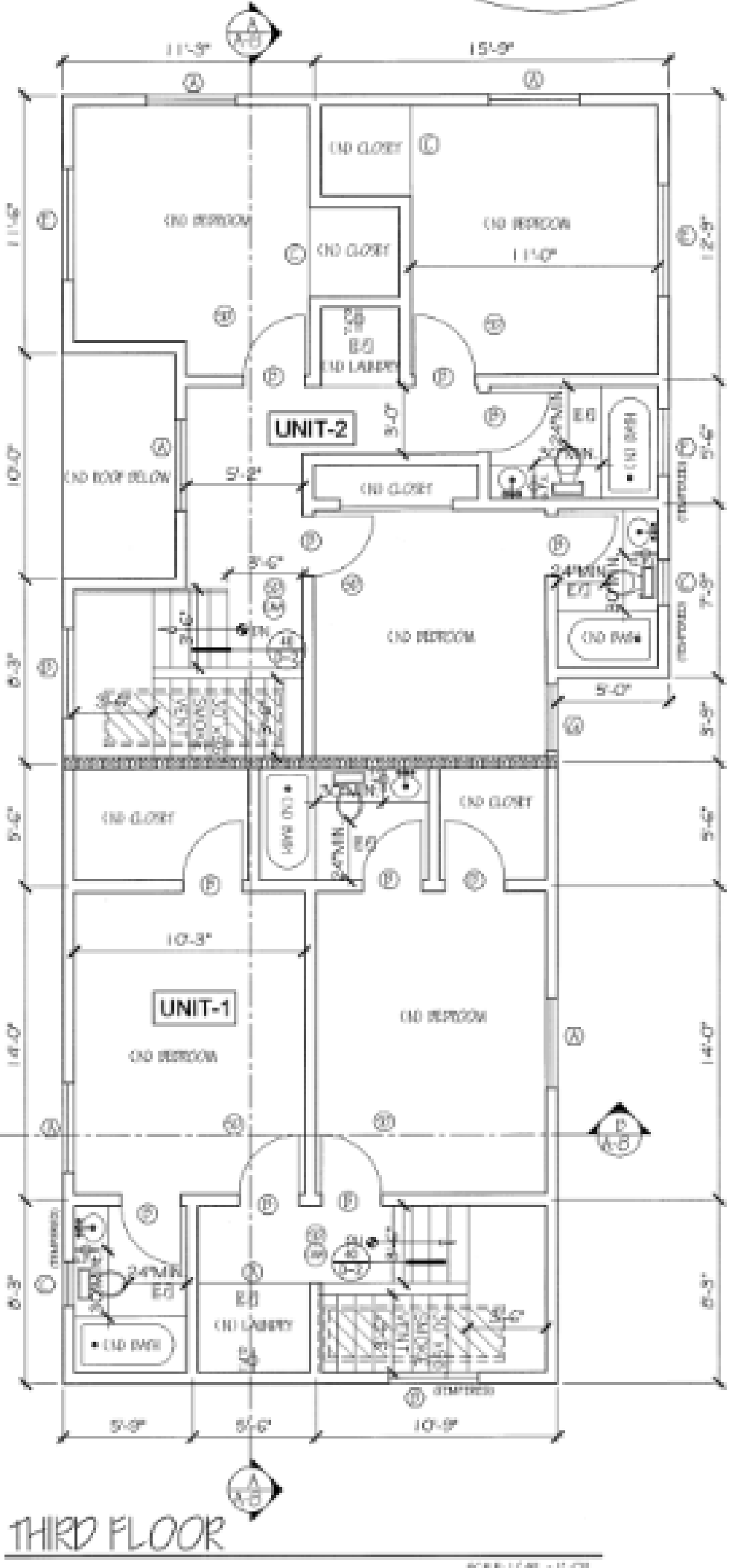
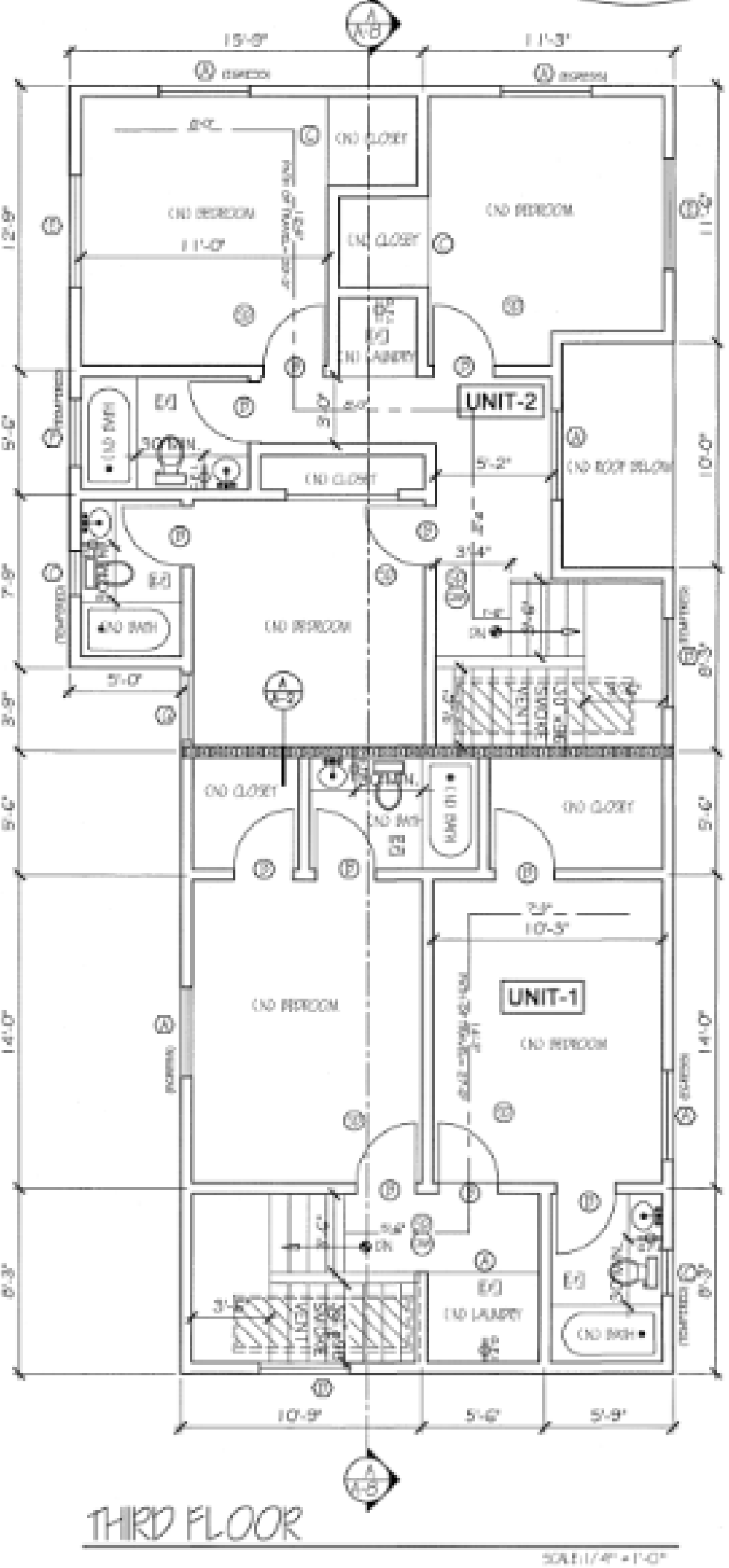


SECOND FLOOR

SECOND FLOOR

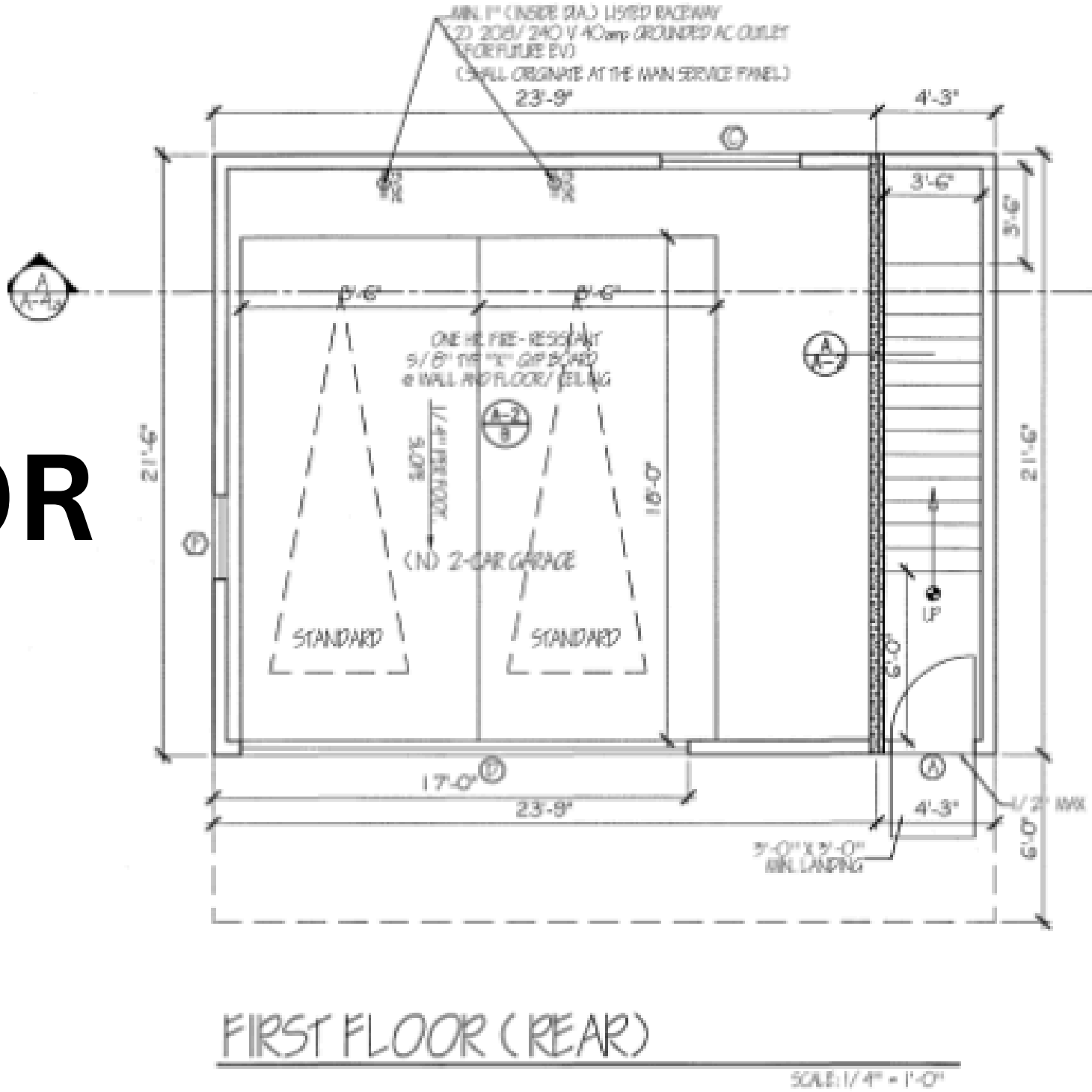
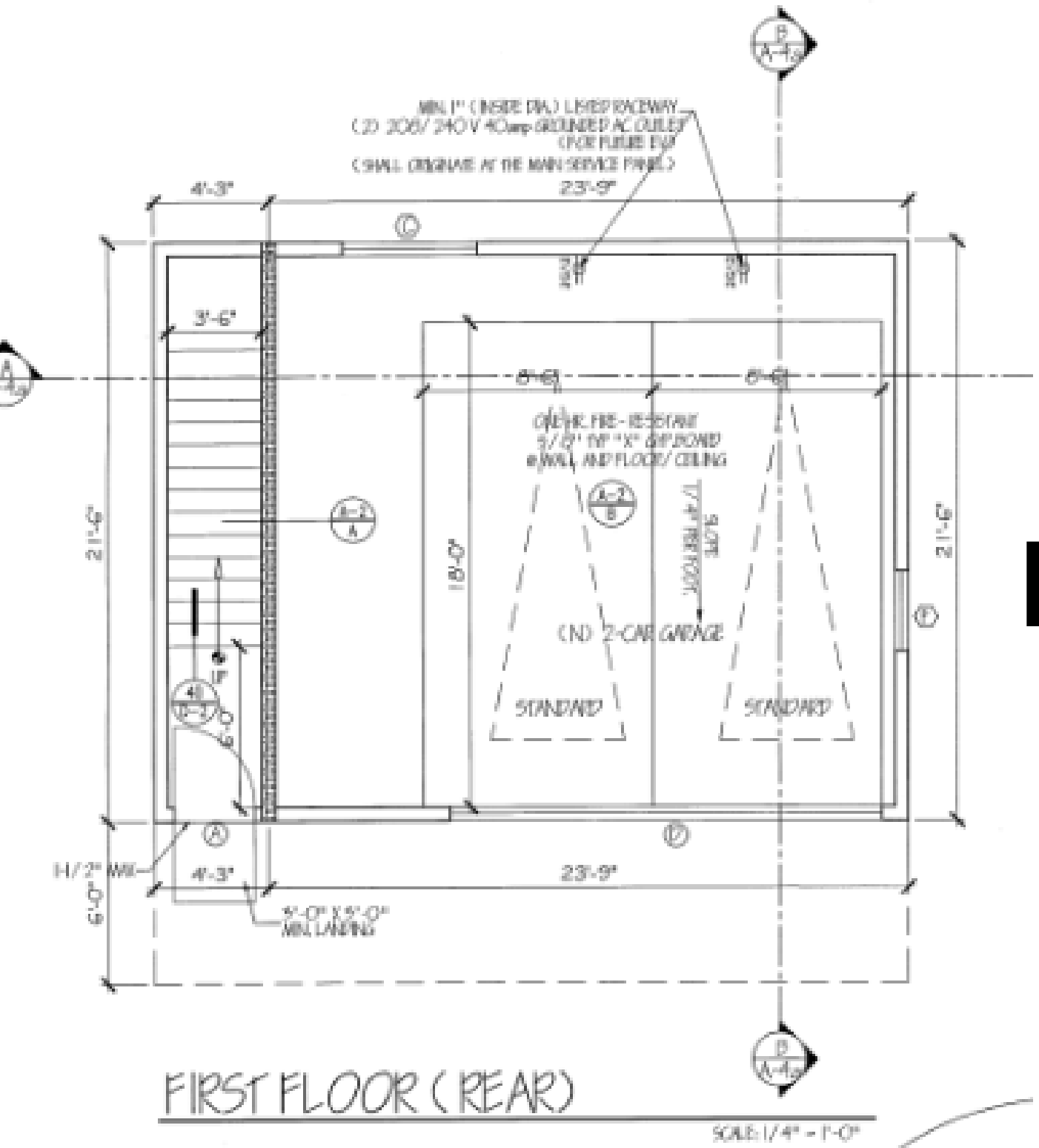
FRONT DUPLEXES

THIRD FLOOR

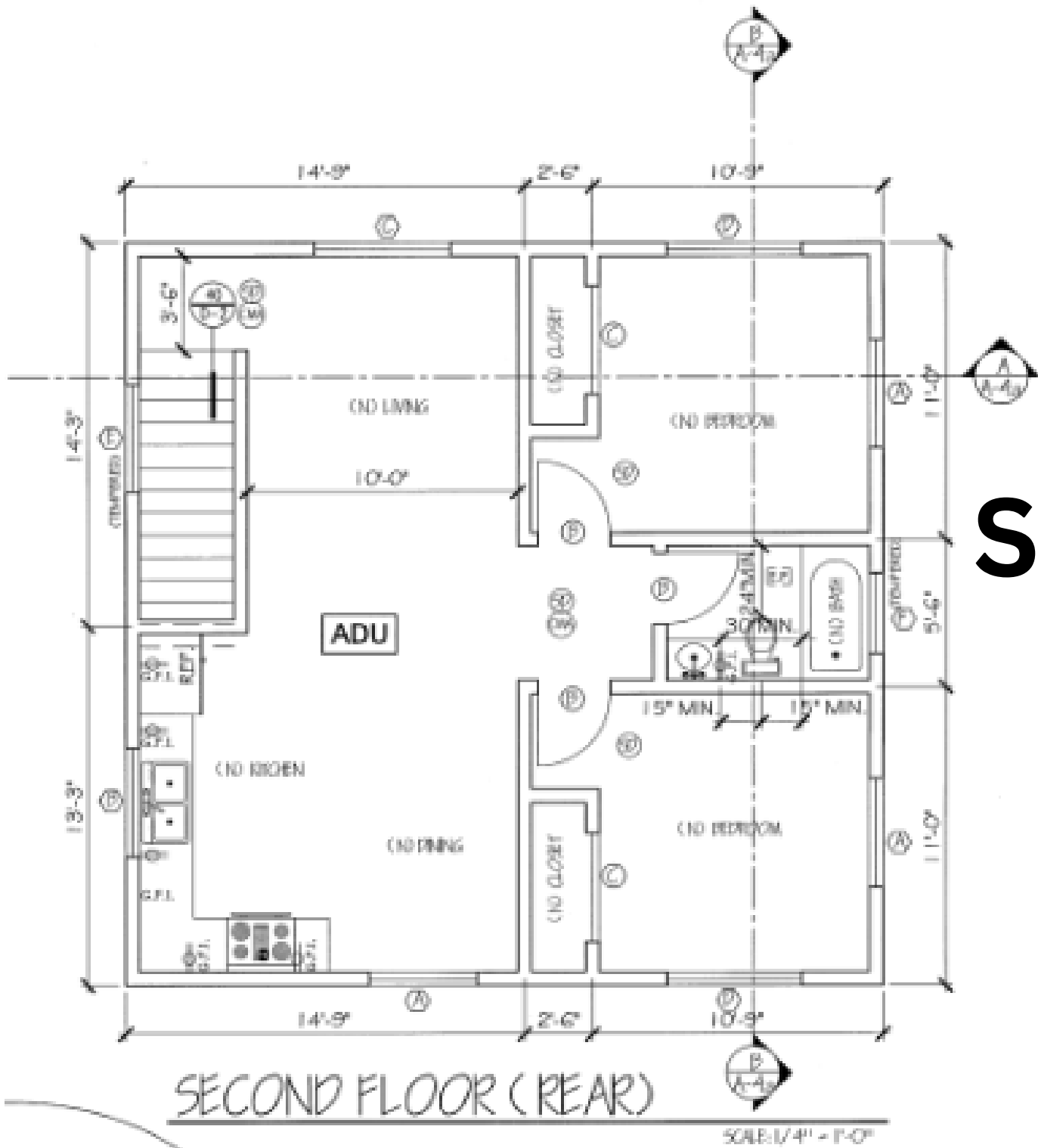


Rear ADUs

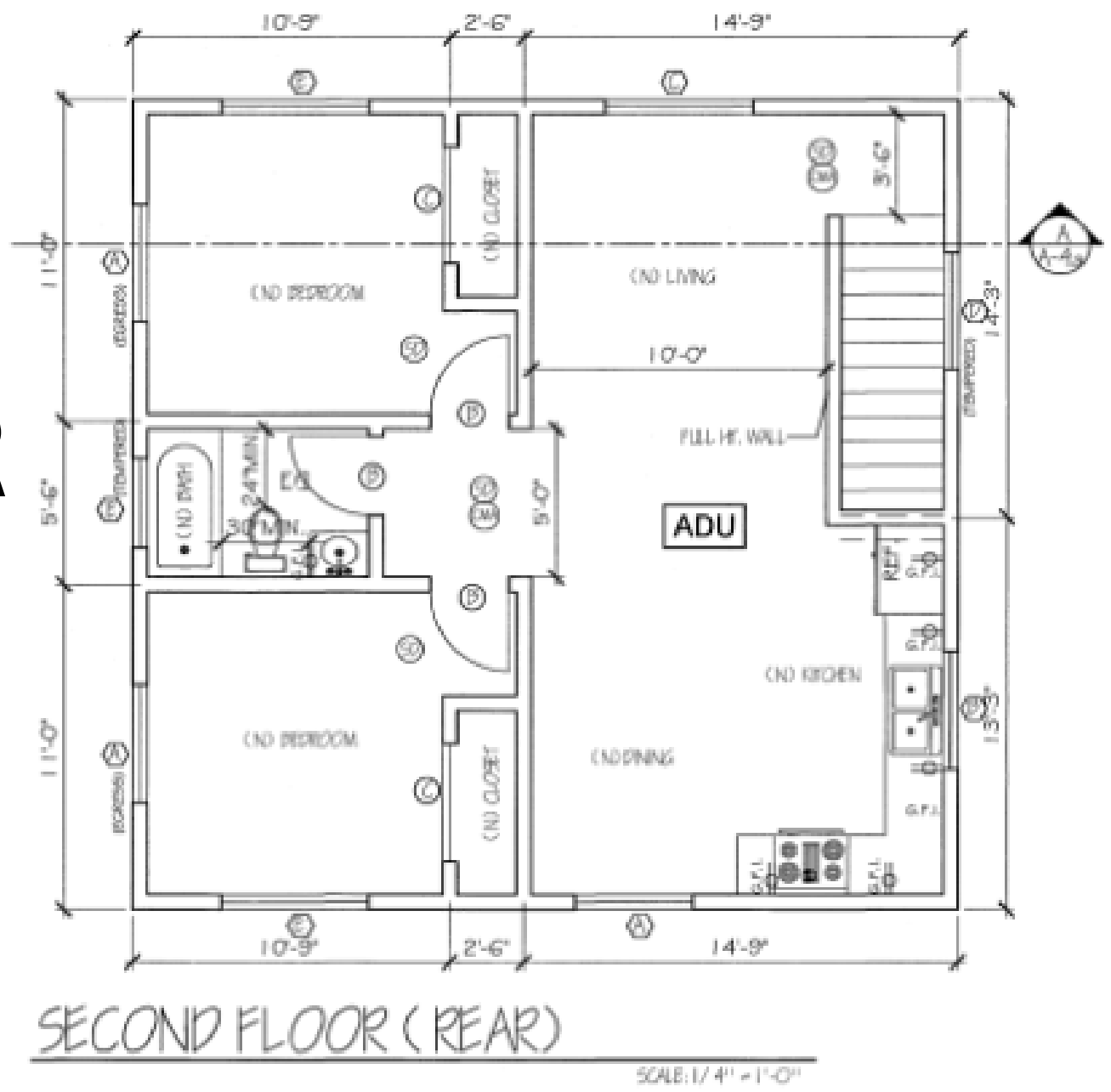
FIRST FLOOR



Rear ADUs



SECOND FLOOR



DLA Construction LLC

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development, DLA Construction LLC.**

Contact Us Today For More Information

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