Financial Analysis

LOCATION	
Address	3017 Kenwood Ave
City/State	Los Angeles, CA 90007
APN	5040-001-018
Zoning	LAR3

OVERVIEW	
Price	$4,750,000
Number of Units (Rental Suites)	14
Number of Bedrooms	22
Number of Bathrooms	22
Year Built	2026
Gross Square Feet	9,003
Lot Size	6,441
Price/Bed	$215,909
Price/SF	$527.60
Price/SF Lot Size	$737.46
Pre-Tax Cash Flow %	8.86%
CAP Rate	7.65%
GRM	10.20
Market Pre-Tax Cash Flow %	9.09%
Market CAP Rate	7.73%
Market GRM	9.86

ANNUALIZED OPERATING DATA		
INCOME	CURRENT	MARKET
Scheduled Gross Income	$467,100	$485,400
Expenses	$103,584	$103,584
Net Operating Income	$363,516	$367,362

PROPOSED FINANCING TERMS	
Loan Amount	$3,087,500
Term (Amortization)	5 Years Fixed (30)
Interest Rate	5.75%
Monthly Payment	$18,018
Yearly Payment	$216,214
Debt Coverage Ratio (DCR)	1.68

ANNUAL EXPENSES		
Taxes (1.25% x Sales Price)	$59,375	57%
Insurance ($1.25 per SF)	$11,254	11%
Repairs & Maintenance($300 per month)	$3,600	3%
Utilities (Tenant Expense)	$0	0%
Management Fee (4% of SGI)	$23,355	23%
Cleaning Fee ($500 per month)	$6,000	6%
Total	$103,584	100%
Per Gross SF	$11.51	
Per Unit	$4,708	
% of SGI	22.18%	

*Unit mix and financials are based on the current configuration; buyer to verify all permits and use with the city.