

**3101 W. 48th St.  
Los Angeles, CA 90043  
8-Units Built 1952**



**OFFERING SUMMARY**

Price	\$	1,510,000
Down Payment	35.00%	\$ 528,500
Loan Amount	\$	981,500
Loan Type	N/A	
Interest Rate	5.50%	5.50%
Term	CTNL	
Units	8	
Price/Unit	\$	188,750
rentable SF	5,248	
Price/SF	\$	287.73
Year Built	1952	
Lot Size	7,745	
Current Cap Rate	6.01%	
Pro-Forma Cap Rate	7.56%	
Current GRM	10.44	
Pro Forma GRM	8.96	
Current Net Cash Flow After Debt	\$	36,768.04
Pro Forma Net Cash Flow After Debt	\$	60,233.24
Current ROI	7%	
Pro Forma ROI	11%	

**OPERATING DATA**

	(Current)	(Pro-Forma)
Rent	\$ 144,655.92	\$ 168,600.00
Other Income	\$ 513.00	\$ 513.00
<b>Gross Rent</b>	<b>\$ 145,168.92</b>	<b>\$ 169,113.00</b>
Less: Vacancy	2% \$ 2,903.38	\$ 3,382.26
<b>Effective Gross Income</b>	<b>\$ 142,265.54</b>	<b>\$ 165,730.74</b>
Less: Expenses	\$ 51,515.00	\$ 51,515.00
<b>Net Operating Income</b>	<b>\$ 90,750.54</b>	<b>\$ 114,215.74</b>
Debt Service	\$ 53,982.50	\$ 53,982.50
Net Cash Flow After Debt	\$ 36,768.04	\$ 60,233.24
ROI	7%	11%

**EXPENSES**

	(Current)	(Pro-Forma)
R.E. Taxes	1.25% \$ 18,875.00	\$ 18,875.00
Insurance	\$ 7,800.00	\$ 7,800.00
Repairs/Maint.	\$ 7,200.00	\$ 7,200.00
Water/Gas/electric	\$ 4,694.00	\$ 4,694.00
Trash	\$ 4,577.00	\$ 4,577.00
Off-Site Mgmt. Fee	\$ 4,200.00	\$ 4,200.00
Lic/Permits	\$ 854.00	\$ 854.00
garden/funigation	\$ 3,315.00	\$ 3,315.00
<b>Total Expenses</b>	<b>\$ 51,515.00</b>	<b>\$ 51,515.00</b>
Expenses/Unit	\$ 6,439.38	\$ 6,439.38
Expenses/SF	\$ 9.82	\$ 9.82
% of EGI	36%	31%



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**Unit Mix & Rent Roll**

Unit #	Unit Type	Avg. SF	Rent	Mo. Income	Pro-Forma Rent	Lst Increase	Mo. Income
1	1+1	Vacant	\$ -	\$ 1,700.00	\$ 1,700.00		\$ 1,700.00
2	1+1			\$ 1,600.00	\$ 1,650.00	6/1/2024	\$ 1,700.00
3	1+1			\$ 1,400.67	\$ 1,650.00	2/1/2025	\$ 1,700.00
4	1+1			\$ 1,460.16	\$ 1,650.00	2/1/2025	\$ 1,700.00
5	1+1			\$ 1,475.00	\$ 1,650.00	10/1/2024	\$ 1,700.00
6	1+1			\$ 1,575.00	\$ 1,650.00	8/1/2024	\$ 1,700.00
7	1+1			\$ 1,010.52	\$ 1,650.00	2/1/2025	\$ 1,700.00
8	2+1			\$ 1,833.31	\$ 2,150.00	2/1/2025	\$ 2,150.00
				<b>\$ 12,054.66</b>			<b>\$ 14,050.00</b>