

1020 N. Broad Ave, (Wilmington) Los Angeles, CA 90744 : APN 7423-009-009

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Investment Summary

Loan Information

List Price \$		\$ 1,595,000
Down Payment:	50%	\$ 787,500
Number of Units:		8
Cost Per Unit:		\$ 199,375
Current GRM:		12.31
Market GRM:		7.51
Current CAP:		4.52%
Market CAP:		9.65%
Approximate Age:		1958
Approximate Lot Size:		8,483
Approximate Net RSF:		6,480
Cost Per Net RSF:		\$ 246.14

LTV	100%
Principal	\$787,500
Interest Rate	5.750%
Term	5
Amortization	30
Annual PMT	\$ 54,908
Monthly PMT	\$ 4,575

Priced below replacement cost
Rent controlled Property
All 2 Bedrooms units
Upgraded Electrical Panels



Annualized Operating Data

	Current Rents (2/2026)		Market Rents*	
Scheduled Gross Income:	\$	129,540	\$	212,520
Less: Vacancy Reserve:	\$	1,000	\$	2,250
Gross Operating Income:	\$	128,540	\$	210,270
Less: Expenses:	\$	56,410	43.55%	\$ 56,410
Net Operating Income:	\$	72,130		\$ 153,860
Less: Loan Payments:	\$	54,908		\$ 54,908
Pre-Tax Cash Flow:	\$	17,222	2.19%	\$ 98,952
Plus: Principal Reduction:	\$	9,885		\$ 9,885
Total Return Before Taxes:	\$	27,107	3.44%	\$ 108,837
			12.57%	
			13.82%	



Scheduled Income

			Current Rents (As of 2/1/2026)		Market Rents*	
No. of Units	BDRMS/ BATHS	Est Sq Ft Per Unit	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
8	2/1		\$1011-\$2000	\$ 10,645	\$ 2,195	\$ 17,560

* Market Rents achievable upon turn over of tenancy. Subject to LA City Rent Control

Monthly Scheduled Gross Income:	\$	10,645	\$	17,560
PROFORMA Mnthly Income (Laundry, Etc.):	\$	150	\$	150
Annual Scheduled Gross Income:	\$	129,540	\$	212,520

Utilities paid by Tenant: Gas & Electricity, Central H2O

SB 721 Balcony Certification Completed, Laundry Room On Site, 8 On Site Parking

Tremendous Upside in rents on turn over.. Offered for Sale Substantially BELOW cost of Replacement

Annualized Expenses

New Tax Rate	1.270%	\$ 20,256
Insurance	5.79%	\$ 7,500
Water, Sewer, Elec-DWP	8.28%	\$ 10,721
Gas (So Cal Gas)	1.78%	\$ 2,306
Business Lic	1.70%	\$ 2,200
Manager (Not Required)	0.00%	
Trash	4.19%	\$ 5,427
Maintenance & Supplies	3.86%	\$ 5,000
Lic, Legal, Accounting	0.58%	\$ 750
Pest & Landscape, Misc	1.16%	\$ 1,500
Reserves	0.58%	\$ 750

Total Expenses	43.55%	\$ 56,410
Per Net Sq. Ft.		\$ 8.71
Per Unit		\$ 7,051

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