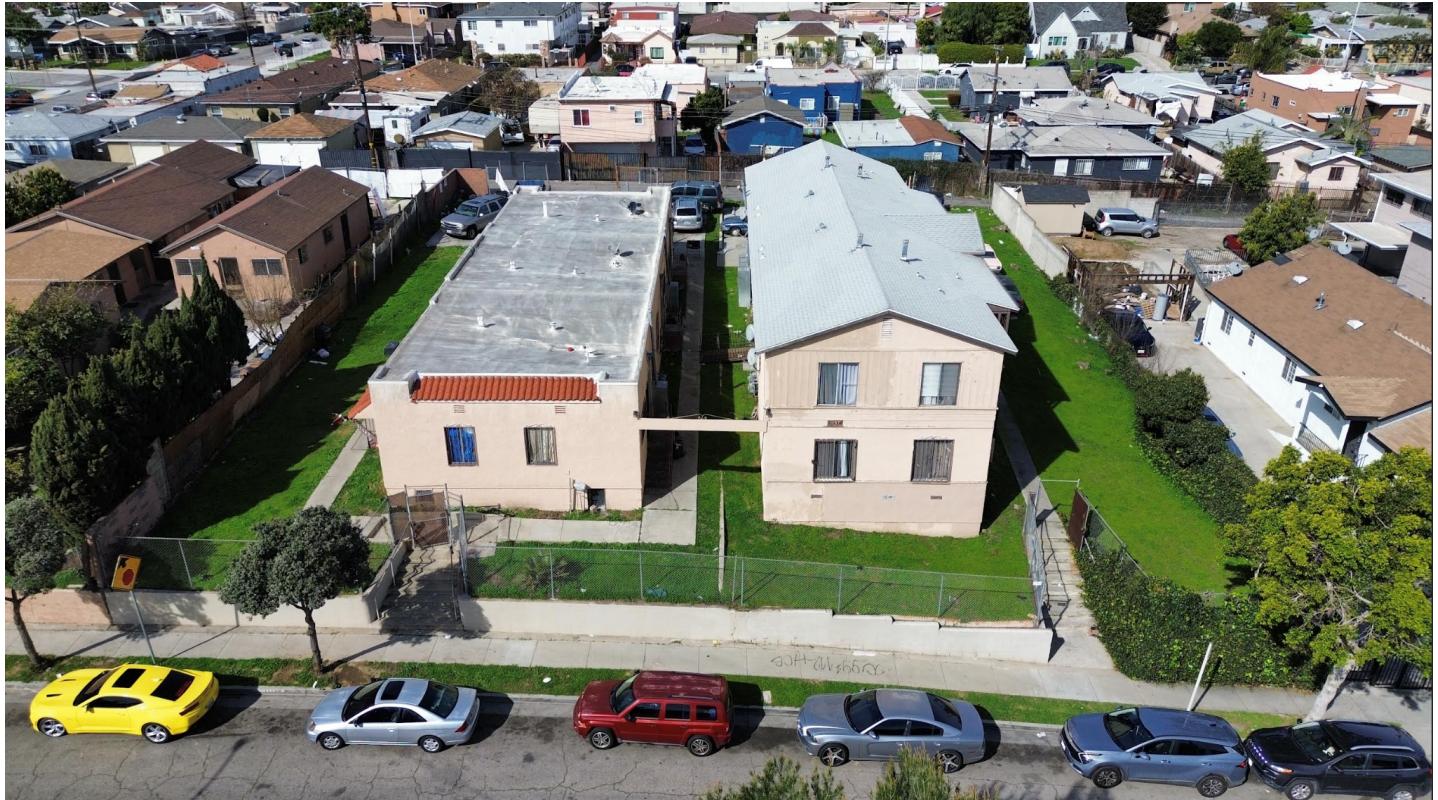


11143-11137 Van Buren Ave

LOS ANGELES, CA 90044

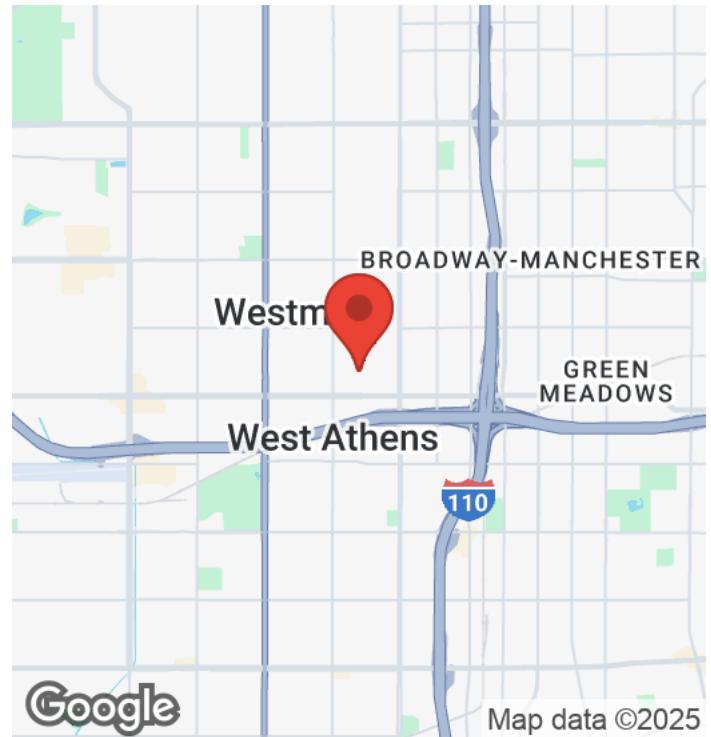
Price: \$1,950,000



11143 Van Buren Avenue

Property Highlights

- 3-Plex and 4-Plex on Adjacent Lots (separate APNs) at 7.3% Current Cap Rate
- Option for Residential and Commercial Financing
- All Section 8 Tenants; Some Due for Next Rent Increase
- Excellent Units Mix of all 2 Bedroom / 1 Bath Units
- Possibility to Add 7 ADUs (buyer to verify)
- Zoned LC R320U* Total Lot Size is 17,713 Sq.Ft. - an Opportunity for Future Development with Unlimited Density Bonus for Affordable Housing (buyer to verify)



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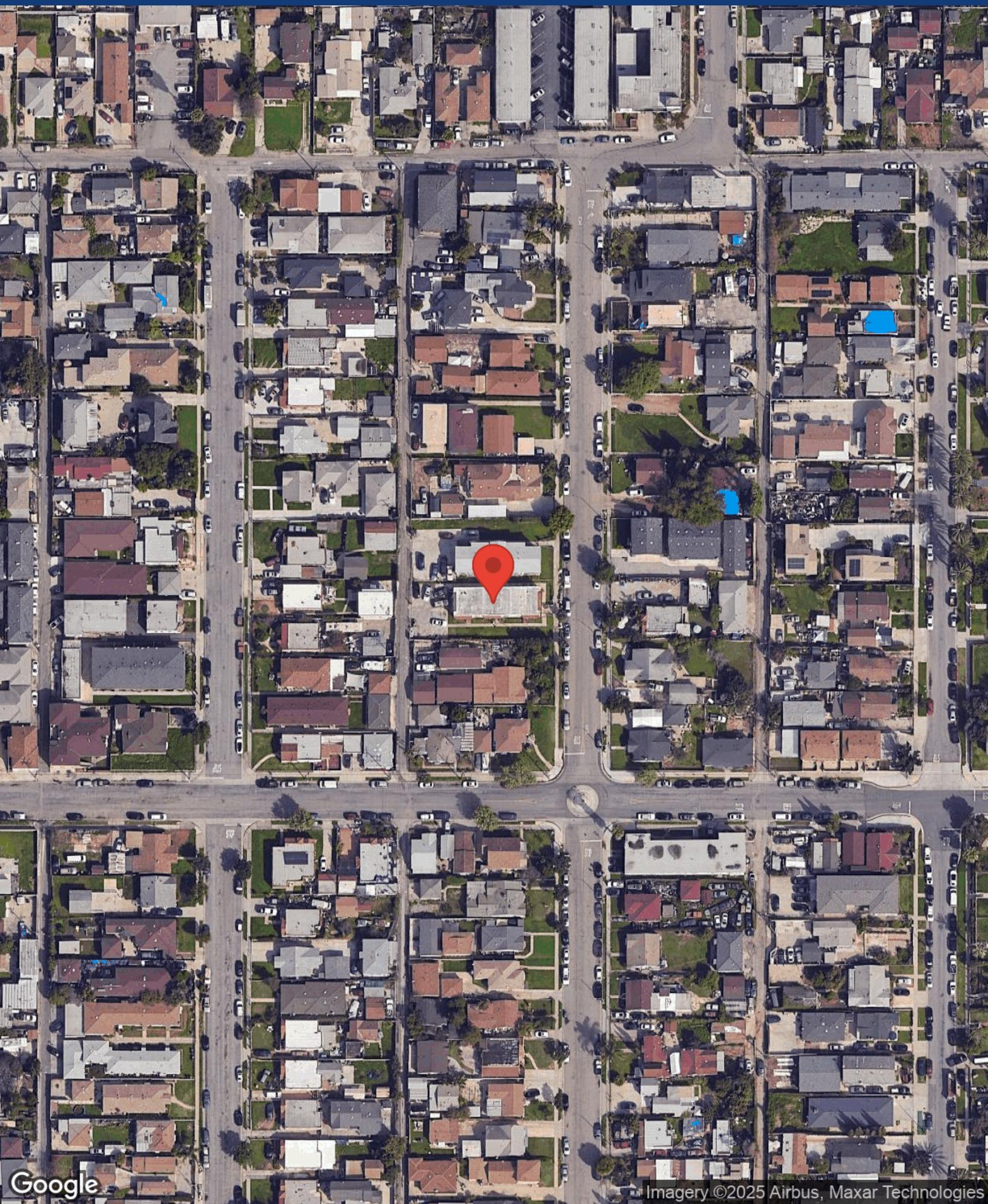
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AERIAL MAP

11143-11137 Van Buren Ave

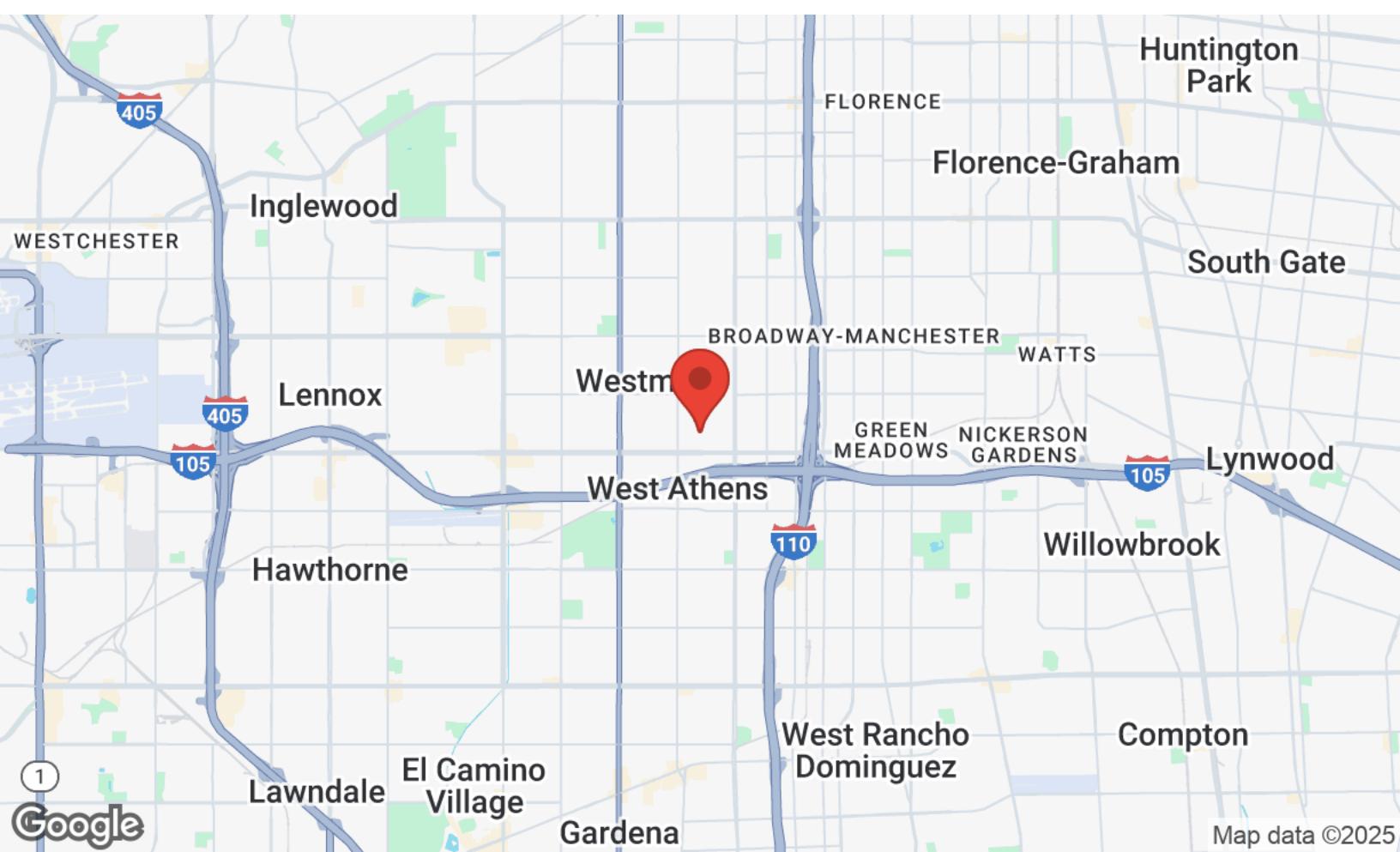
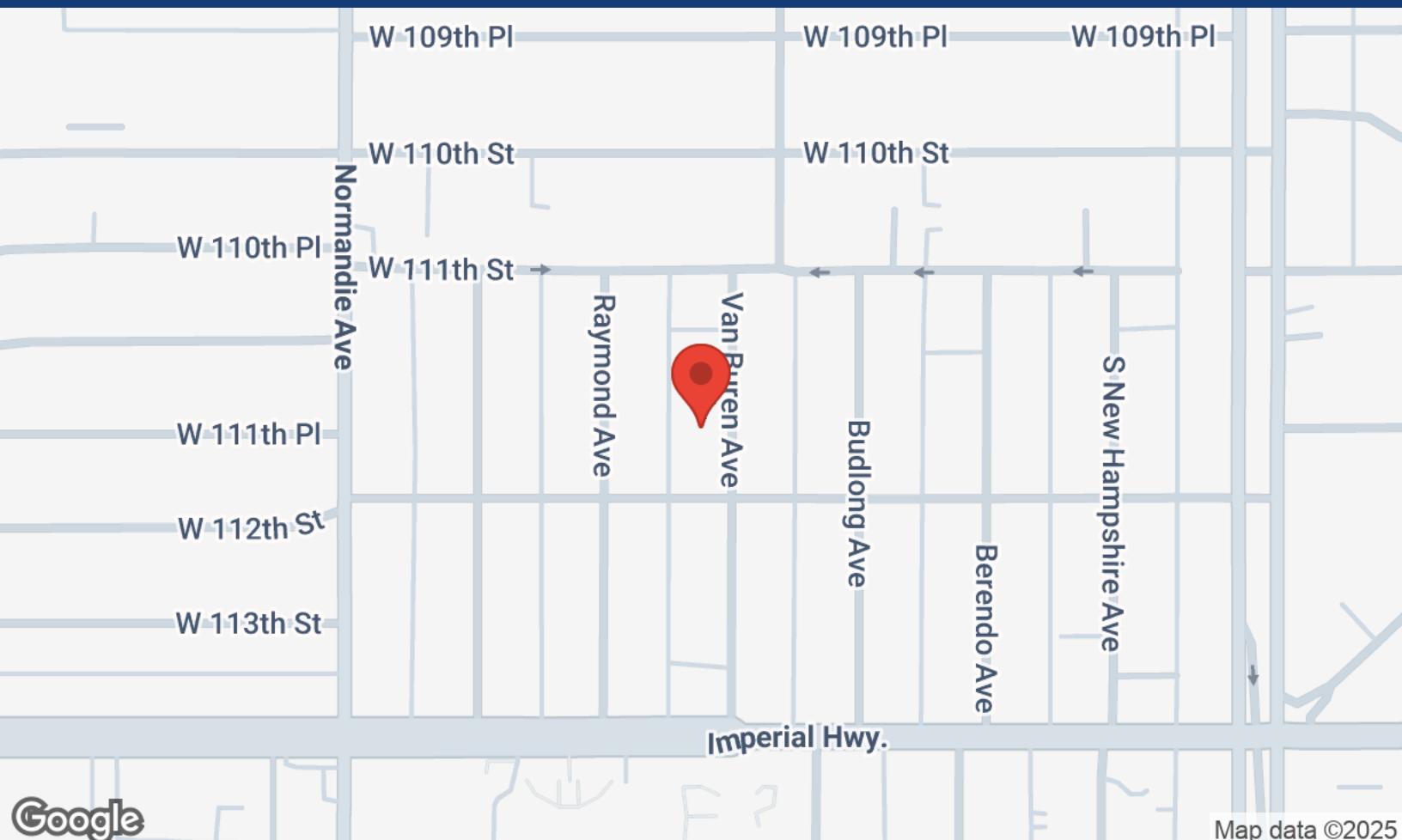
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LOCATION MAPS

11143-11137 Van Buren Ave

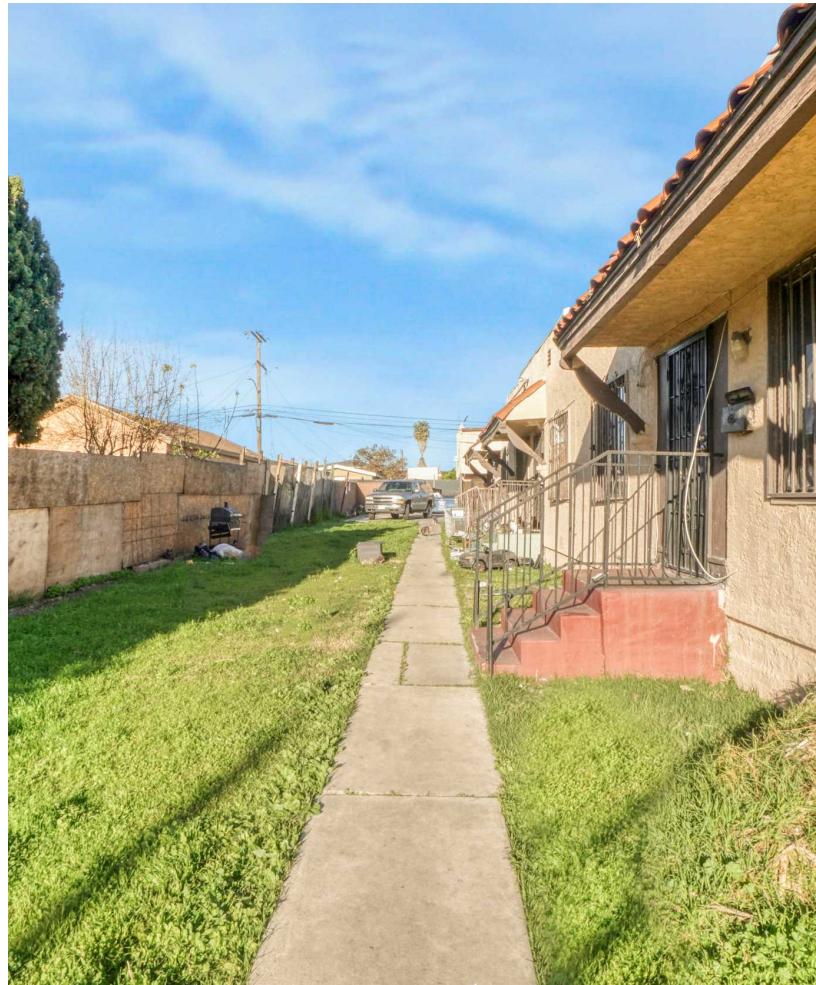
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PROPERTY PHOTOS

11143-11137 Van Buren Ave

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PROPERTY PHOTOS

11143-11137 Van Buren Ave

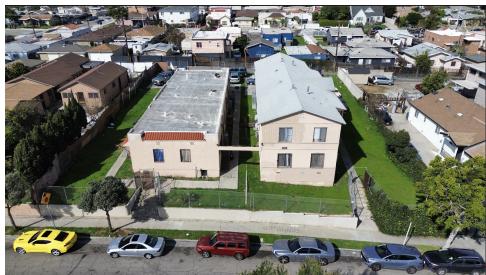
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PRO FORMA SUMMARY

11143-11137 Van Buren Ave

11143 Van Buren Avenue | Los Angeles, CA 90044



Investment Summary

Price	\$1,899,900
Year Built	1921
Units	7
Price/Unit	\$271,414
RSF	6,468
Price/RSF	\$293.74
Lot Size	17,713 sf
Floors	1
APN	6076-019-031
Cap Rate	7.37%
Market Cap Rate	8.67%
GRM	9.5
Market GRM	8.23

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
A - 2+1	1	\$2,433	\$2,433	\$2,748	\$2,748
B - 2+1	1	\$2,350	\$2,350	\$2,748	\$2,748
C - 2+1	1	\$2,350	\$2,350	\$2,748	\$2,748
#A - 2+1	1	\$2,398	\$2,398	\$2,748	\$2,748
#B - 2+1	1	\$2,350	\$2,350	\$2,748	\$2,748
#C - 2+1	1	\$2,395	\$2,395	\$2,748	\$2,748
#D - 2+1	1	\$2,395	\$2,395	\$2,748	\$2,748
Totals	7		\$16,671		\$19,236

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$200,052	\$230,832
- Less: Vacancy	(\$6,002)	(\$11,542)
Effective Gross Income	\$194,050	\$219,290
- Less: Expenses	(\$53,941)	(\$54,537)
Net Operating Income	\$140,109	\$164,753

Annualized Expenses

Description	Actual	Market
New Taxes - 1.1879%	\$22,568	\$23,164
Building Insurance(\$1.1/SF)	\$7,114	\$7,114
Landscaping	\$2,400	\$2,400
Maintenance/Repairs(\$650/unit)	\$4,550	\$4,550
Management Fees - 5%	\$10,517	\$10,517
Trash Removal	\$1,620	\$1,620
DWP	\$5,172	\$5,172
Total Expenses	\$53,941	\$54,537
Expenses Per RSF	\$8.34	\$8.43
Expenses Per Unit	\$7,706	\$7,791

Patrick Marin-Finn
 (949) 413-6919
patrick@convoy-cap.com
 DRE #02137825



Prepared for:
 Property Address:

Olga Wright
 11137-11143 Van Buren Ave
 Los Angeles, CA 90044

Loan Options	3-Year Fixed Low Rate	5-Year Fixed Low Rate	5-Year Fixed No Pre-Pay	5-Year Fixed No PPP, 5 Yrs. I/O
Purchase Price	\$1,899,900	\$1,899,900	\$1,899,900	\$1,899,900
Loan Amount	\$1,424,925	\$1,424,925	\$1,424,925	\$1,424,925
Down Payment	\$474,975	\$474,975	\$474,975	\$474,975
Loan-to-Value	75%	75%	75%	75%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.25
Current Interest Rate	5.75%	5.75%	5.85%	6.10%
Loan Term	30 Years	30 Years	10 Years	10 Years
Amortization in Years	30	30	30	30
I/O Monthly Payment	-	-	-	\$7,243
Monthly Payment	\$8,315	\$8,315	\$8,406	\$8,635
Recourse	Yes	Yes	Yes	Yes
Impounds	No	No	No	No
Pre-Payment Penalty	Years 1-3	Years 1-5	None	None
	3-2-1%	5-4-3-2-1%	-	-
Loan Fee	1%	1%	1.5%	1.5%
Estimated Costs:				
Appraisal/Due Diligence	\$7,500	\$7,500	\$8,500	\$8,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
 Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

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