

**Huge 500k Price Reduction! 100% Master Leased 5% Actual Cap Rate Day 1**  
**1047 N Sierra Bonita Ave, West Hollywood, CA 90046**



<b>Price</b>	<b>\$</b>	<b>6,000,000</b>
<b>Number of Units</b>		<b>13</b>
<b>Price/Unit</b>	<b>\$</b>	<b>461,538</b>
<b>CAP Rate - Current</b>		<b>5.00%</b>

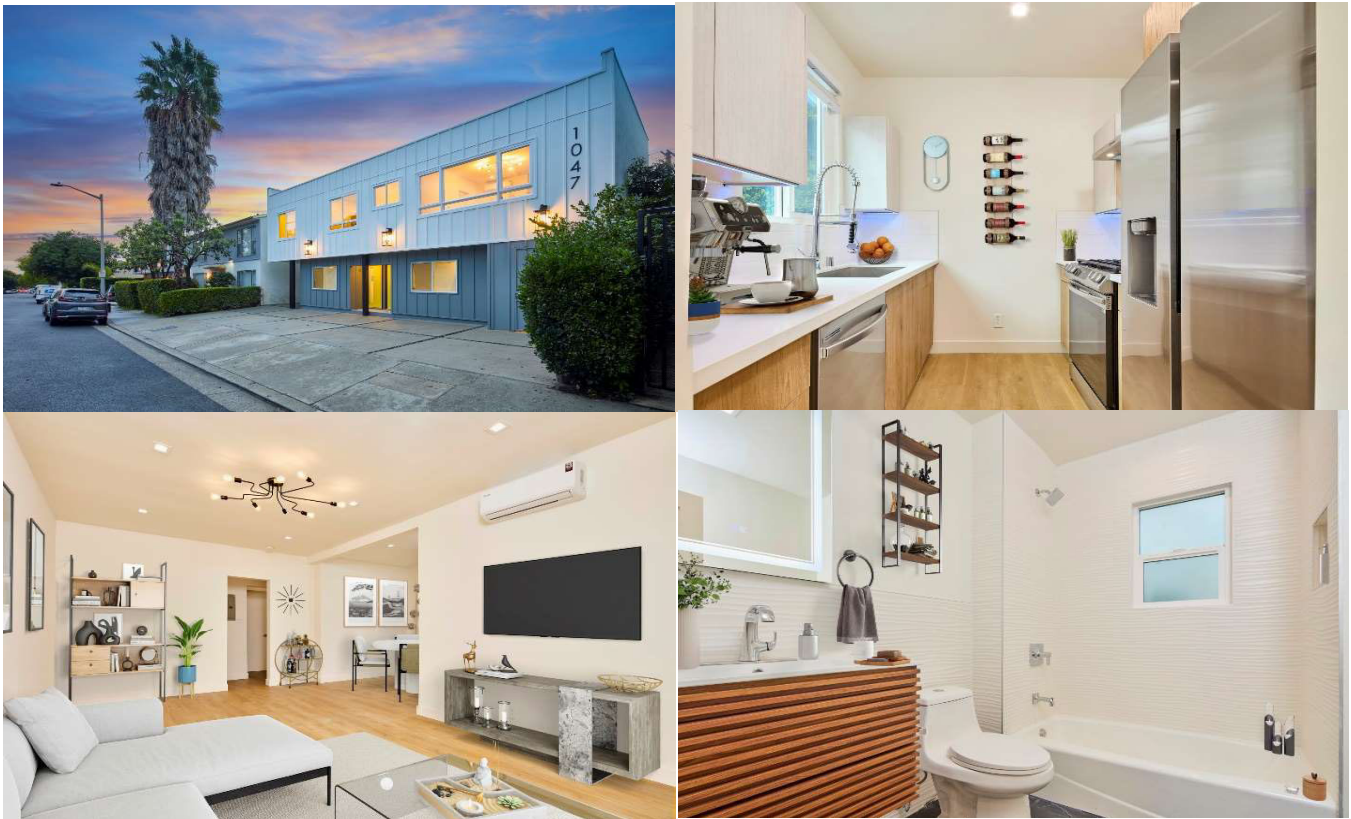
- \* 100% Master Leased for 5 years guaranteed cash flow (monthly check of \$31,750 with 2.5% annual increases)
- \* 0% Vacancy plus Expenses paid by the tenant: management fees, utilities, interior repairs, cleaning, pest control
- \* Similar to a hassle-free NNN deal with stable income and landlord responsible for property taxes and insurance
- \* Once in a lifetime, 13 units in Prime West Hollywood that was 100% Vacated & Renovated with permits
- \* Cash flowing at an incredible 5% Cap Rate from day 1 with no management responsibilities
- \* All 13 units have been fully renovated from the studs up with new electrical, plumbing, roof, etc.
- \* Major capital improvements including new kitchens, bathrooms, flooring, windows, exteriors, etc.
- \* Excellent West Hollywood location minutes from The Grove, Sunset Strip, and Beverly Hills

\* Disclosure: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## Rent Roll

Unit Number	Description	Bed	Bath	Current Rent	Proforma Rent
1		1 Bdr	1 Bath	\$2,200	\$2,200
2		2 Bdr	1 Bath	\$2,950	\$2,950
3		2 Bdr	1 Bath	\$2,950	\$2,950
4		1 Bdr	1 Bath	\$2,200	\$2,200
5		1 Bdr	1 Bath	\$2,200	\$2,200
6		1 Bdr	1 Bath	\$2,200	\$2,200
7		2 Bdr	1 Bath	\$2,950	\$2,950
8		2 Bdr	1 Bath	\$2,950	\$2,950
9		2 Bdr	1 Bath	\$2,950	\$2,950
10		1 Bdr	1 Bath	\$2,200	\$2,200
11		1 Bdr	1 Bath	\$2,200	\$2,200
12		0 Bdr	1 Bath	\$1,900	\$1,900
13		0 Bdr	1 Bath	\$1,900	\$1,900
			TOTAL	\$31,750	\$31,750

\* Units 2,3,7,8 have one larger master bedroom and one smaller room



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## Financial Overview

<b>Price</b>	<b>\$ 6,000,000</b>
<b>Number of Units</b>	<b>13</b>
<b>Gross Square Feet</b>	<b>6,888</b>
<b>Price/Unit</b>	<b>\$461,538</b>
<b>Price/SF</b>	<b>\$871.08</b>
<b>CAP Rate - Current</b>	<b>5.00%</b>
<b>CAP Rate- Pro Forma</b>	<b>5.00%</b>
<b>GRM - Current</b>	<b>15.75</b>
<b>GRM- Pro Forma</b>	<b>15.75</b>
<b>Year Built</b>	<b>1955</b>
<b>Lot Size</b>	<b>6,487</b>

<b>Income</b>	<b>Current</b>	<b>Pro Forma</b>
Gross Potential Rent	\$381,000	\$381,000
Less: Vacancy/Deductions (GPR) (0%) - Master Lease	0	0
Effective Gross Income	\$381,000	\$381,000
Less: Expenses	\$81,039	\$81,039
Net Operating Income	\$299,961	\$299,961

<b>Expenses</b>	<b>Current</b>	<b>Pro Forma</b>
Real Estate Tax (1.165%)	\$69,900	\$69,900
Property Insurance (Actual)	\$11,139	\$11,139
Utilities (\$0/Unit) - Master Lease	\$0	\$0
Pest Control (\$0/Month) - Master Lease	\$0	\$0
Repairs & Maintenance (\$0/Unit) - Master Lease	\$0	\$0
Management (0%) - Master Lease	\$0	\$0
Cleaning (\$0/Month) - Master Lease	\$0	\$0
<b>Total</b>	<b>\$81,039</b>	<b>\$81,039</b>

\* Expenses are estimated.

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