

STAMPS

REAL ESTATE GROUP

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ADDRESS: 4821 San Vicente Blvd
Los Angeles, CA 90019

SALES PRICE: \$2,795,000



INVESTMENT SUMMARY

Down Payment:	\$2,795,000	100.00%
Year Built:	1952 & 1953	
Units:	16	
Lot Size:	11,294	SQ. FT.
Zoning:	LAR3	
Building Size:	10,026	SQ. FT.
Cost per NRSF:	\$278.78	
Cost per Unit:	\$174,688	
Expense / NRSF:	\$6.69	
	Current	Pro Forma
GRM:	14.99	6.85
CAP:	4.07%	11.76%
Cash on Cash:	4.07%	11.76%

INVESTMENT HIGHLIGHTS

UNIT MIX				CURRENT		PRO FORMA	
Unit	Bed	Bath	SQ.FT.	Avg. Rent	Monthly	Avg. Rent	Monthly
4	2	1.00		\$895	\$3,579	\$2,495	\$9,980
12	1	1.00		\$990	\$11,880	\$1,995	\$23,940
Total Scheduled Rent:					\$15,459		\$33,920
Laundry:					\$75		\$75
Monthly Gross Income:					\$15,534		\$33,995
Annual Gross Income:					\$186,408		\$407,940

ANNUAL INCOME

	CURRENT			PRO FORMA		
Scheduled Gross Income:	\$186,408			\$407,940		
Less Vacancy Reserve Rate:	(\$5,592)	3.00%	*	(\$12,238)	3.00%	
Effective Gross Income:	\$180,816			\$395,702		
Less Expenses:	(\$67,107)	36.00%	*	(\$67,107)	16.45%	
Net Operating Income:	\$113,709			\$328,595		
Less Debt Service:	\$0			\$0		
Pre-Tax Cash Flow:	\$113,709	4.07%	**	\$328,595	11.76%	
Plus Principal Reduction:	\$0			\$0		
Total Return Before Taxes:	\$113,709	4.07%	**	\$328,595	11.76%	

* As a percent of Scheduled Gross Income

ANNUAL EXPENSES

ITEM	AMOUNT
36%:	\$67,107
TOTAL EXPENSES:	\$67,107
Expense / NRSF:	\$6.69
Expense / Unit:	\$4,194.18

FINANCING INFORMATION

Price:	\$2,795,000	Terms:	30	Years Ammortized
Down Payment:	\$2,795,000	Interest rate:	0.00%	Estimated
Loan amount:	\$0	Monthly Payment:	\$0.00	

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