

DAVID BRAMANTE

SOLD FINANCIALS

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Subject Property

523 N Alexandria Avenue
Los Angeles, CA 90004

No. of Units 9
Year Built 1921
Rentable SF 3,686
Lot Size 7,579

List Price **\$625,000**
Down \$187,500 30.00%



Financial Summary			Property Highlights		Financing Information	
	Current	Pro Forma	<i>Eight Singles and One Two Bedroom/One Bathroom Great investment with strong returns & upside Separately metered for electricity Onsite parking and garages for several tenants Highly desirable Koreatown location Minutes from prime Hollywood, Silver Lake and Downtown</i>		<i>Please call for more information regarding the financing obtained.</i>	
CAP Rate	9.59%	11.71%				
GRM	6.64	5.79				
Return	15.93%	22.97%				
Price/Unit	\$69,444	\$69,444				
Price/SF	\$169.56	\$169.56	Proposed New Interest Rate	\$437,500	70.00%	
			Amortization	5.50%		
			Monthly Payment	30	-\$2,508.53	

Scheduled Income								
			CURRENT RENTS			PRO FORMA RENTS		
No. of Units	Bed/Bath	Approx. SF	Rent	Monthly Income	Rent/SF	Rent	Monthly Income	Rent/SF
8	Singles	0	\$600-855	\$5,978	#DIV/0!	\$900	\$7,200	#DIV/0!
1	2/1	0	\$1,664	\$1,664	#DIV/0!	\$1,600	\$1,600	#DIV/0!
Total Scheduled Rent:				\$7,642			\$8,800	
Additional Income:				\$200			\$200	
Monthly Scheduled Gross Income:				\$7,842			\$9,000	
Annualized Gross Potential Income:				\$94,104			\$108,000	

Annualized Operating Data					Annualized Expenses			
		Current		Pro Forma			Current	Pro Forma
Gross Potential Income			\$94,104	\$108,000	Real Estate Taxes	1.25%	\$7,813	\$7,813
<i>Less: Vacancy/Deductions</i>	5.00%		\$4,705	\$5,400	Insurance	\$ 0.40	\$1,474	\$1,474
Effective Gross Income			\$89,399	\$102,600	Utilities (W,T,S)	\$850	\$7,650	\$7,650
<i>Less: Expenses</i>			\$29,432	\$29,432	Repairs/Maint.	\$500	\$4,500	\$4,500
Net Operating Income			\$59,967	\$73,168	Management	5.00%	\$4,470	\$4,470
<i>Less: Loan Payments</i>			\$30,102	\$30,102	Reserves/Replace.	\$250	\$2,250	\$2,250
Pre-Tax Cash Flow	15.93%		\$29,865	\$43,066	Pest Control		\$675	\$675
<i>Plus: Principal Reduction</i>			\$6,040	\$6,040	Trash	Utility Item	\$0	\$0
Total Return	19.15%		\$35,904	\$49,106	Landscaping	N/A	\$600	\$600
					Total Expenses		\$29,432	\$29,432
					Expenses/Unit		\$3,270	\$3,270
					Expenses/SF		\$7.98	\$7.98
					% of EGI		32.92%	28.69%

Note: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.