

Existing Units

14

Current Cap Rate

8%

Current Cash on Cash

15.79%

Assumable Loan

\$2.5 MM

Assumable Loan
Interest Rate

3.9%

Units to Add

20

Pro-Forma Cap Rate

14.49%

Pro-Forma
Cash on Cash

23.67%

Est. Profit

\$2.79 MM

Levered Equity ROI

125.99%

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PROPERTY HIGHLIGHTS

12600 CORRENTI ST, PACOIMA, CA 91331

Cash on Cash Return of \$102,634 | 15.79%

14 Renovated Units

Potential to Add 20 Additional Units, 7 by right and 13 ADUs

Attractive Assumable Loan of \$2.5MM @ 3.9% through 9/1/2027

Covered Land Play with Huge Upside

OFFERING SUMMARY

Price:	\$3,150,000	APN #:	2537-012-024
Number of Units:	14	Unit Mix:	1 (0+1) 13 (1+1)
Cap Rate:	8.00%	Building Sq Ft Approximate:	5,334
GRM:	9.44	Approximate Lot Size:	9,001
Price per Unit:	\$225,000	Year Built:	1950
Price per Square Foot:	\$591	Parking:	14

PRO-FORMA AFTER ADDING 20 ADDITIONAL PROPOSED UNITS/ADUs

Cap Rate:	14.49%	Number of Units: (20 New Units)	34
GRM:	5.61	Building Sq Ft: (6,884 SF New Units)	12,018
Price Per Unit:	\$141,794	Total Price:	\$4,821,000
Price per Square Foot:	\$401	Construction Cost: (\$250/SF)	\$1,671,000

ESTIMATED RETURN ON INVESTMENT

Purchase Price **\$3,150,000** + Construction Cost **\$1,671,000** = Total Cost **\$4,821,000**

Estimated Resale Value **\$8,265,000** - Total Cost **\$5,470,150** = Estimated Profit **\$2,794,850**
*Including Resale Closing Costs \$649,150

Total Cash Investment **\$2,321,000** - Current Cash on Cash Return **\$102,634** = Net Cash Investment **\$2,218,366**

Levered
Equity ROI
125.99%

The Value Add
Guy



Potential to refi out total cash investment after Unit/ADU additions.

*All figures are projections and subject to due diligence.
*See page 27 & 28 for breakdown. Please verify our numbers.

A photograph of a two-story apartment building with a white stucco exterior. A prominent metal staircase with a railing leads to the second floor. On the ground floor, there are several units with white doors and windows. A set of black mailboxes is mounted on the wall. A blue truck is partially visible in the foreground on the right. The sky is blue with some clouds.

PROPERTY PHOTOS

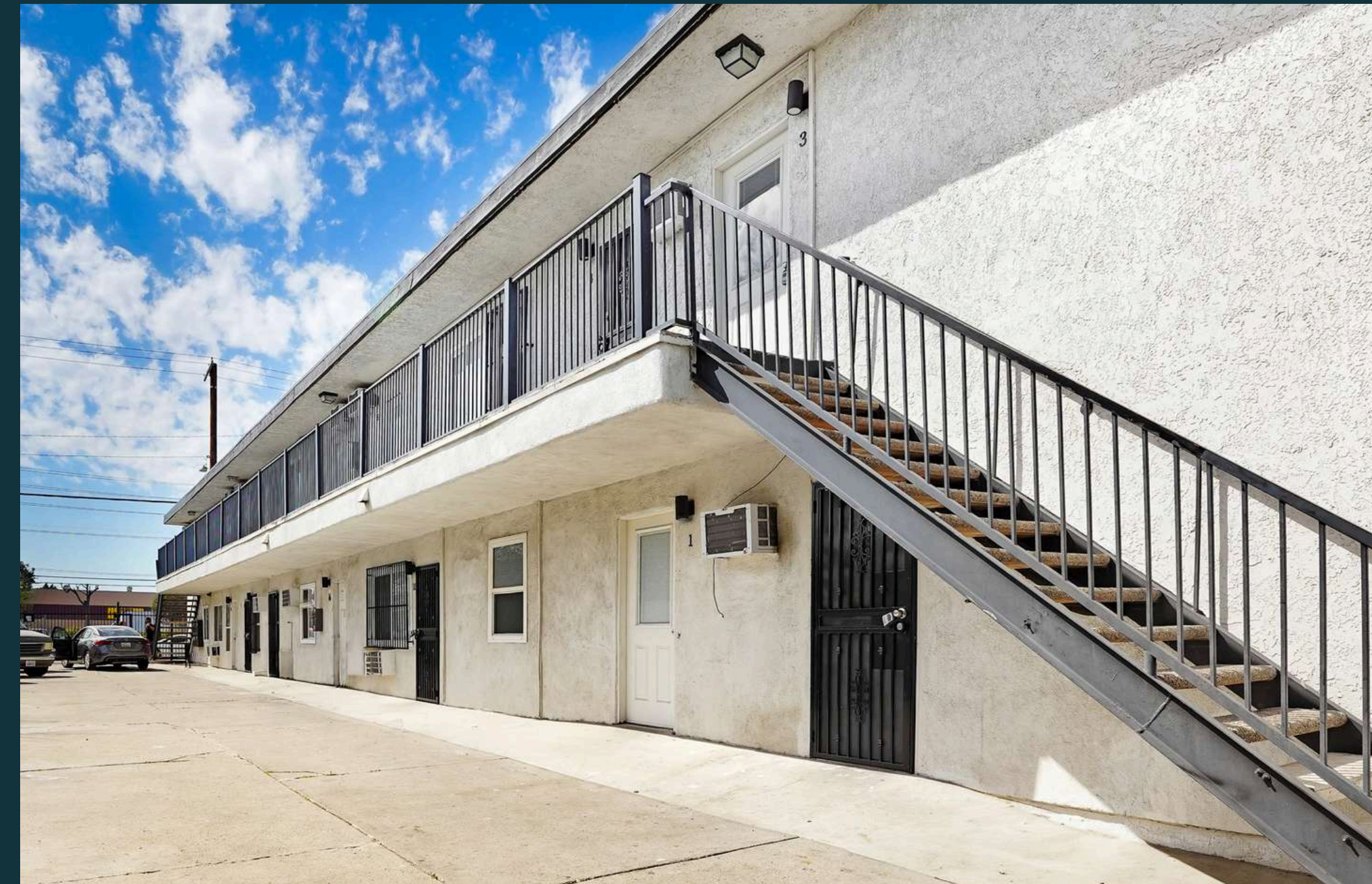
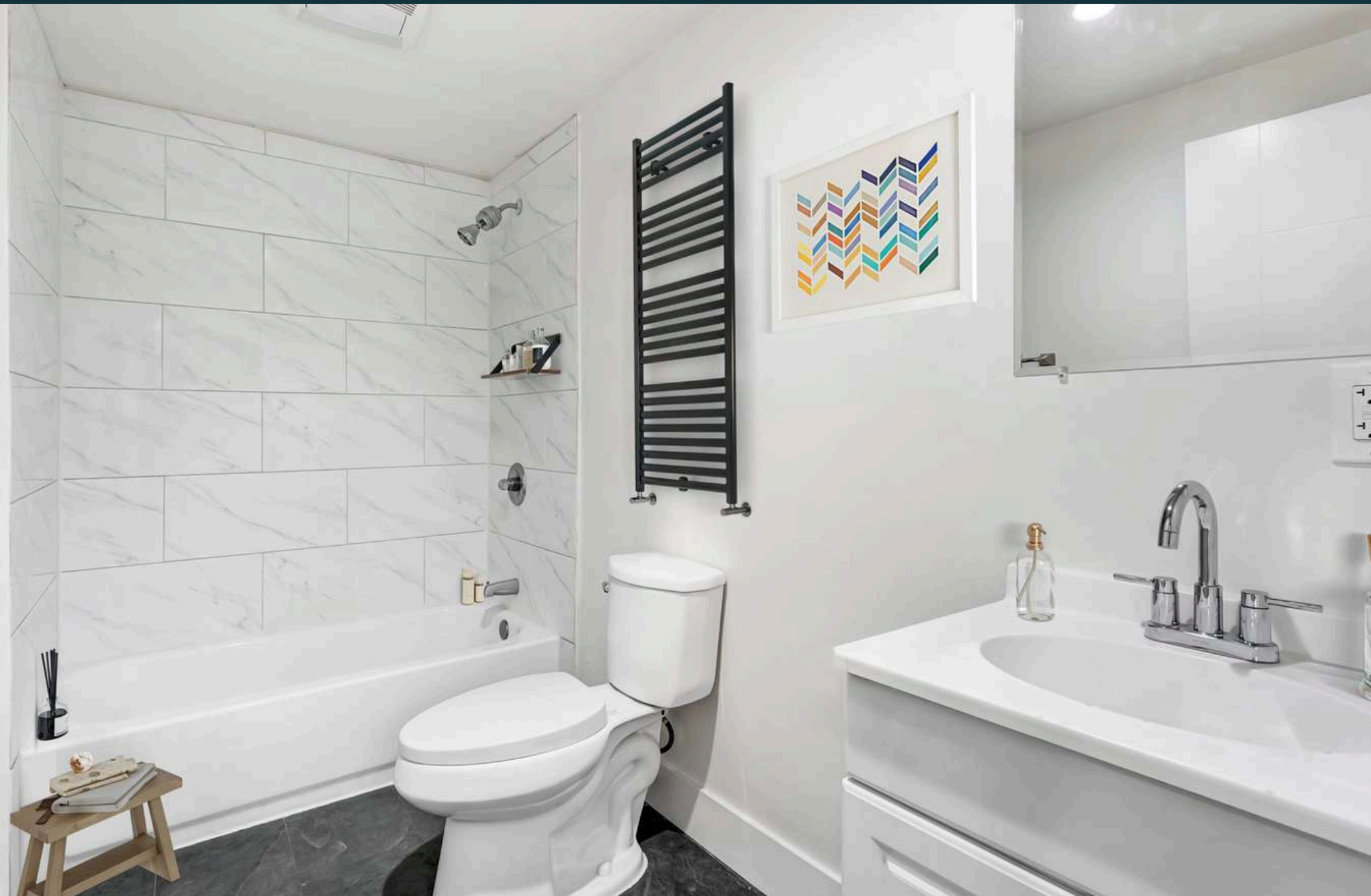
12600 CORRENTI ST, PACOIMA, CA 91331







These images have been digitally altered. Click here to see original photos:
<https://www.dropbox.com/scl/fo/b1dtdcl16xwppizlf10g9/AC8gcBwbmD6T43VLI9TvFY?rlkey=1cnvl90p5iljikziwox72dv2i&dl=0>





ADDITIONAL UNITS POTENTIAL
12600 CORRENTI ST, PACOIMA, CA 91331

**This information is conceptual only. Buyers are advised to conduct a thorough investigation and consult with professionals as to the feasibility of adding additional units.*

CURRENT CONDITIONS

PROPOSED ADDITIONAL UNITS

This image has been digitally altered.



CURRENT CONDITIONS

PROPOSED ADDITIONAL UNITS

This image has been digitally altered.



Existing 14 Units

Proposed 7 New Units + 5 Attached ADUs = Total 12 Units

Proposed 8 Detached ADUs

CURRENT CONDITIONS

PROPOSED ADDITIONAL UNITS

This image has been digitally altered.



**Proposed 8
Detached ADUs**

**Proposed 7 New Units + 5
Attached ADUs = Total 12 Units**

See recommended courtyard upgrades on page 22.

Existing 14 Units



FINANCIAL ANALYSIS

12600 CORRENTI ST, PACOIMA, CA 91331

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Rent Roll

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FINANCIAL ANALYSIS

CURRENT

Summary	Current Rents	Pro Forma	Proposed Financing		
Price	\$3,150,000		First Loan Amount	\$2,500,000	Assumable
Down Payment	21%	\$650,000	Terms	3.98%	i/o thru 9/1/27
Number of Units	14				
Cost per Unit	\$225,000				
GRM	9.44	8.19			
CAP	8.00%	9.56%			
Year Built / Age	1950				
Approx. Lot Size	9,001				
Approx. Bldg SF	5,334				
Cost per Net RSF	\$591				

Scheduled Income		Current Rents	Pro Forma		
No. of Units	Bdrms/ Baths	Monthly Rent/Unit (\$)	Monthly Income (\$)	Monthly Rent/Unit (\$)	Monthly Income (\$)
1	0+1	\$911	\$911	\$2,289	\$2,289
13	1+1	\$2,069	\$26,903	\$2,289	\$29,757
Total Scheduled Rent			\$27,814		\$32,046

*Market Rents Based on Section 8 Standards | Loan payment based on original loan of \$2,612,000, approx \$2,500,000 balance remaining

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ANNUALIZED OPERATING DATA

CURRENT

Total Gross Current Monthly Rents	Current	Pro Forma
Total Scheduled Rent	\$27,814	\$32,046
Annualized Scheduled Gross Income	\$333,766	\$384,552

Annualized Operating Data	Current	Pro Forma
Scheduled Gross Income	\$333,766	\$384,552
Vacancy Rate Reserve	(\$10,013) 3.0%	(\$11,537) 3.0%
Gross Operating Income	\$323,753	\$373,015
Expenses	(\$71,839) -21.5%	(\$71,839) -19%
Net Operating Income	\$251,914	\$301,176
Loan Payments	(\$149,280)	(\$178,067)
Cash on cash return	\$102,634 15.79%	\$123,110 18.94%
Principal Reduction	\$37,500	\$37,125
Total Return	\$140,134 21.56%	\$160,235 24.65%

Estimated Expenses	Current	Pro Forma
Taxes (1.17%)	\$36,855	\$36,855
Insurance (\$1/SF)	\$5,334	\$5,334
Utilities (\$500/unit)	\$7,000	\$7,000
Cleaning & Gardener (\$150/month)	\$1,800	\$1,800
Off Site Manager (4%)	\$12,950	\$12,950
Pest Control (\$75/month)	\$900	\$900
Maint/Repairs (\$500/unit)	\$7,000	\$7,000
Total Expenses	(\$71,839)	(\$71,839)
Per Net Sq. Ft.	(\$13.47)	(\$13.47)
Per Unit	(\$5,131)	(\$5,131)

FINANCIAL ANALYSIS

WITH 20 ADDITIONAL UNITS / ADUS CONSTRUCTION COSTS & INCOME

Summary	Current Rents	Pro Forma	Proposed Financing		
Price	\$3,150,000		First Loan Amount	\$2,500,000	Assumable
Down Payment 21%	\$650,000		Terms	3.98%	i/o thru 9/1/27
*ADU Construction Costs (\$250/Sq Ft)	\$1,671,000	\$1,671,000			
Exterior Rehab	\$0	\$0			
Interior Rehab	\$0				
Total Cost	\$4,821,000	\$4,821,000			
Total Cash Investment	\$2,321,000	\$2,321,000			
Number of Units	34				
Cost per Unit	\$141,794				
GRM	5.61	5.30			
CAP	14.49%	15.51%			
Year Built / Age	1950				
Approx. Lot Size	9,001				
Approx. Bldg SF	12,018				
Cost per Net RSF	\$401				

Scheduled Income			Current Rents		Pro Forma	
No. of Units	Bdrms/ Baths	Approx. Sq. Ftg.	Monthly Rent/Unit (\$)	Monthly Income (\$)	Monthly Rent/Unit (\$)	Monthly Income (\$)
1	0+1		\$911	\$911	\$2,289	\$2,289
13	1+1		\$2,069	\$26,903	\$2,289	\$29,757
13 ADUs & 7 Additional units						
7	1+1	391	\$2,289	\$16,023	\$2,289	\$16,023
5	1+1	391	\$2,289	\$11,445	\$2,289	\$11,445
8	S	249	\$2,041	\$16,328	\$2,041	\$16,328
Total Scheduled Rent				\$71,610		\$75,842

ANNUALIZED OPERATING DATA

WITH 20 ADDITIONAL UNITS / ADUS CONSTRUCTION COSTS & INCOME

Total Gross Current Monthly Rents	Current	Pro Forma
Total Scheduled Rent	\$71,610	\$75,842
Annualized Scheduled Gross Income	\$859,318	\$910,104

Annualized Operating Data	Current Rents		Pro Forma	
Scheduled Gross Income	\$859,318		\$910,104	
Vacancy Rate Reserve	(\$25,780)	3.0%	(\$27,303)	3.0%
Gross Operating Income	\$833,538		\$882,801	
Expenses	(\$134,930)	-15.7%	(\$134,930)	-15%
Net Operating Income	\$698,608		\$747,871	
Loan Payments	(\$149,280)		(\$179,865)	
Cash on cash return	\$549,328	23.67%	\$568,005	24.47%
Principal Reduction	\$37,500		\$37,500	
Total Return	\$586,828	25.28%	\$605,505	26.09%

Estimated Expenses	Current	Pro Forma
Taxes (1.17%)	\$36,855	\$36,855
Insurance (\$.75/SF)	\$9,014	\$9,014
Utilities (\$500/unit)	\$17,000	\$17,000
Cleaning & Gardener (\$300/month)	\$3,600	\$3,600
Off Site Manager (4%)	\$33,342	\$33,342
On Site Mgr (\$40/unit/month)	\$16,320	\$16,320
Pest Control (\$150/month)	\$1,800	\$1,800
Maint/Repairs (\$500/unit)	\$17,000	\$17,000
Total Expenses	\$134,930	\$134,930
Per Net Sq. Ft.	(\$11.23)	(\$11.23)
Per Unit	(\$3,969)	(\$3,969)

*Market Rents Based on Section 8 Standards. Construction costs of \$250/Sq Ft based on Seller's estimate.

Buyer may refi out most or all of the initial investment after the expiration of the i/o period provided all additional units and ADUs have been completed and leased (see resale after ADU setup)

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FINANCIAL ANALYSIS

RESALE AFTER 20 ADDITIONAL UNITS / ADUS

Summary		Current Rents	Pro Forma	Proposed Financing	
Price		\$8,265,000		First Loan Amount	\$6,198,750
Down Payment	25%	\$2,066,250		Terms	6.00%
Number of Units		34			5 YR Fixed
Cost per Unit		\$243,088			
GRM		9.62	9.08		
CAP		7.00%	7.60%		
Year Built / Age		1950			
Approx. Lot Size		9,001			
Approx. Bldg SF		12,018			
Cost per Net RSF		\$688			

Scheduled Income			Current Rents	Pro Forma		
No. of Units	Bdrms/ Baths	Approx. Sq. Ftg.	Monthly Rent/Unit (\$)	Monthly Income (\$)	Monthly Rent/Unit (\$)	Monthly Income (\$)
1	0+1		\$911	\$911	\$2,289	\$2,289
13	1+1		\$2,069	\$26,903	\$2,289	\$29,757
13 ADUs & 7 Additional units						
7	1+1	391	\$2,289	\$16,023	\$2,289	\$16,023
5	1+1	391	\$2,289	\$11,445	\$2,289	\$11,445
8	S	249	\$2,041	\$16,328	\$2,041	\$16,328
				\$71,610		\$75,842

*Market Rents Based on Section 8 Standards

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ANNUALIZED OPERATING DATA

RESALE AFTER 20 ADDITIONAL UNITS / ADUS

Total Gross Current Monthly Rents	Current	Pro Forma
Total Scheduled Rent	\$71,610	\$75,842
Annualized Scheduled Gross Income	\$859,318	\$910,104

Annualized Operating Data	Current Rents	Pro Forma
Scheduled Gross Income	\$859,318	\$910,104
Vacancy Rate Reserve	(\$25,780) 3.0%	(\$27,303) 3.0%
Gross Operating Income	\$833,538	\$882,801
Expenses	(\$254,810) -29.7%	(\$254,810) -28%
Net Operating Income	\$578,728	\$627,991
Loan Payments	(\$371,925)	(\$445,976)
Cash on cash return	\$206,803 10.01%	\$182,015 8.81%
Principal Reduction	\$92,981	\$92,981
Total Return	\$299,785 14.51%	\$274,996 13.31%

Estimated Expenses	Current	Pro Forma
Taxes (1.25%)	\$103,313	\$103,313
Insurance (\$2/Sq Ft)	\$24,036	\$24,036
Utilities (\$100/unit/month)	\$40,800	\$40,800
Cleaning & Gardener (\$175/month)	\$2,100	\$2,100
Off Site Manager (4%)	\$33,342	\$33,342
On Site Mgr (\$40/unit/month)	\$16,320	\$16,320
Pest Control (\$75/month)	\$900	\$900
Maint/Repairs (\$500/unit)	\$17,000	\$17,000
Misc/Reserves (\$500/unit)	\$17,000	\$17,000
Total Expenses	\$254,810	\$254,810
Per Net Sq. Ft.	(\$21.20)	(\$21.20)
Per Unit	(\$7,494)	(\$7,494)

RENT ROLL

Unit	Unit Type	Move in Dates	Current Rent
1	1+1	10/18/24	\$2,500.44
2	1+1		\$1,680.00
3	1+1	08/20/25	\$1,745.00
4	1+1	11/15/24	\$2,331.00
5	1+1	11/05/25	\$1,690.00
6	1+1	05/29/21	\$1,945.44
7	1+1	08/14/25	\$2,271.44
8	0+1	04/01/12	\$910.63
9	1+1	05/22/24	\$2,488.00
10	1+1	05/16/25	\$1,990.00
11	1+1		\$1,924.00
12	1+1	01/08/21	\$1,944.44
13	Newer Unit Built in 2021	02/16/22	\$2,126.44
14	Newer Unit Built in 2021	08/06/25	\$2,267.00
Current Monthly Income			\$27,814
Annual Income			\$333,766

Unit	Unit Type	Approx Sq Ft	Current Rent
New Unit 1	1+1	391	\$2,289.00
New Unit 2	1+1	391	\$2,289.00
New Unit 3	1+1	391	\$2,289.00
New Unit 4	1+1	391	\$2,289.00
New Unit 5	1+1	391	\$2,289.00
New Unit 6	1+1	391	\$2,289.00
New Unit 7	1+1	391	\$2,289.00
New Attached ADU 1	1+1	391	\$2,289.00
New Attached ADU 2	1+1	391	\$2,289.00
New Attached ADU 3	1+1	391	\$2,289.00
New Attached ADU 4	1+1	391	\$2,289.00
New Attached ADU 5	1+1	391	\$2,289.00
New Detached ADU 1	0+1	266	\$2,041.00
New Detached ADU 2	0+1	260	\$2,041.00
New Detached ADU 3	0+1	260	\$2,041.00
New Detached ADU 4	0+1	263	\$2,041.00
New Detached ADU 5	0+1	266	\$2,041.00
New Detached ADU 6	0+1	216	\$2,041.00
New Detached ADU 7	0+1	216	\$2,041.00
New Detached ADU 8	0+1	245	\$2,041.00
Pro Forma Monthly Income			\$71,610
Pro Forma Annual Income			\$859,318

Preferred Financing

12600 Correnti St · Pacoima, CA 91331

One loan · One close — Single facility covering both acquisition and full construction.

PROJECT SNAPSHOT

Purchase Price	\$3,300,000	Construction Cost	\$1,671,000
Total Project Cost	\$4,971,000	Pro-Forma Cap Rate (34 units)	13.93%

LOAN TERMS

Rate	Term	Prepayment	Max LTC	Covers
6.50%	2-Year Interest Only	None	Up to 75%	Purchase + Construction

LOAN SCENARIOS — BASED ON \$4,971,000 TOTAL PROJECT COST

	70% LTC	72.5% LTC	75% LTC (max)
Loan Amount	\$3,479,700	\$3,603,975	\$3,728,250
Buyer Equity Required	\$1,491,300	\$1,367,025	\$1,242,750
Monthly IO Payment	\$18,849	\$19,522	\$20,195
Annual IO Payment	\$226,181	\$234,258	\$242,336

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