

326 S Bonnie Brae St, Los Angeles, CA

FINANCIAL ANALYSIS

Listing Price Overview	In Place	Pro-Forma
Asset Price	\$ 1,500,000	\$ 1,500,000
Price per SF	\$ 298.86	\$ 298.86
Price per Unit	\$ 300,000	\$ 300,000
CAP Rate	2.40%	5.67%
GRM	16.96	10.64
Capital Improvements		
Cost Basis	\$ 1,500,000	\$ 1,500,000
Cap Rate on Basis	2.40%	5.67%

Proposed Financing	10 Year Fixed	10 Year Fixed
Down Payment	70% \$ 1,050,000	\$ 1,050,000
Loan	30% \$ 450,000	\$ 450,000
Amort Years	30	30
Interest Rate	5.00%	5.00%
Debt Service	\$2,416	\$2,416
Total Expenses/mo	\$4,142	\$4,312
Total Cash outflow/mo	\$ 6,558	\$ 6,728

Asset Overview

Address:	326 S Bonnie Brae St, Los Angeles, CA
Building Size	5,019
Lot Size	6,509
Year Built	1911
Units	5

Rent Roll

Unit	In Place	Pro-Forma	Notes	Upside
326	\$ 1,062	\$ 2,000	MTM lease	88%
326 -1/2	\$ 1,085	\$ 2,000	MTM lease	84%
328	\$ 969	\$ 2,000	MTM lease	106%
328 1/2	\$ 1,103	\$ 2,000	MTM lease	81%
1829	\$ 3,150	\$ 3,750	MTM lease	19%
Total Monthly Rents	\$ 7,369	\$ 11,750		76%
Total Annual Rents	\$ 88,423	\$ 141,000		

Annual Income	Current Rent	Pro Forma Rent
Scheduled Gross Rent	\$ 88,423	\$ 141,000
Less Vacancy Reserve	3.00% \$ (2,653)	\$ (4,230)
Effective Gross Income	\$ 85,770	\$ 136,770

Annual Expenses	% of EGI	Expenses	Expenses
	0.00%	\$	-
Water & Sewer*	9.79%	\$ (8,400)	\$ (8,400)
Gardener*	2.10%	\$ (1,800)	\$ (1,800)
Insurance*	8.78%	\$ (7,529)	\$ (7,529)
Repairs & Maintenance* (\$400/unit)	2.33%	\$ (2,000)	\$ (2,000)
Property Management*	4.00%	\$ (3,431)	\$ (5,471)
RSO	8.39%	\$ (7,200)	\$ (7,200)
	0.00%	\$	-
Real Estate Taxes**	22.56%	\$ (19,350)	\$ (19,350)
Total Annual Expenses	57.96%	\$ (49,709)	\$ (51,749)

Notes

*estimated

**estimated at Listing Price

Return

Net Operating Income (NOI)	\$ 36,061	\$ 85,021
Less Debt Service	\$ 28,988	\$ 28,988
Pre-Tax Annual Cash Flow	\$ 7,072	\$ 56,032
Principal Reduction	\$ 6,639	\$ 6,639
Return on Equity	\$ 13,712	\$ 62,671
Cash on Cash Return	0.67%	5.34%
Cash on Equity	1.31%	5.97%
CAP Rate	2.40%	5.67%
Debt Service Coverage Ratio	1.24	2.93

Exclusively Listed By:



Mauricio Olaiz
Principal
626.841.1864

molaiz@lee-associates.com

Elliott Gallahan
Senior Associate
626.316.3681

egallahan@lee-associates.com