

FINANCIAL ANALYSIS - 638 Grant St, Santa Monica, CA

Listing Price Overview	In Place	Pro-Forma
Asset Price	\$ 2,657,000	\$ 2,657,000
Price per SF	\$ 710.43	\$ 710.43
Price per Unit	\$ 332,125	\$ 332,125
CAP Rate	4.23%	5.39%
GRM	14.52	12.30
Capital Improvements		
Cost Basis	\$ 2,657,000	\$ 2,657,000
Cap Rate on Basis	4.23%	5.39%

Proposed Financing	5 Year Fixed	5 Year Fixed
Down Payment	45% \$ 1,195,650	\$ 1,195,650
Loan	55% \$ 1,461,350	\$ 1,461,350
Amort Years	30	30
Interest Rate	5.00%	5.00%
Debt Service	\$7,845	\$7,845
Total Expenses/mo	\$5,411	\$5,517
Total Cash outflow/mo	\$ 13,255	\$ 13,362

Asset Overview

Address:	638 Grant St, Santa Monica, CA
Building Size	3,740
Lot Size	5,897
Year Built	1957
Units	8

Rent Roll

Unit # - Unit Type	In Place	Pro-Forma	Notes	Upside
1 - 1B1B	\$ 2,350	\$ 2,500	MTM lease	6.4%
2 - Single	\$ 670	\$ 2,000	MTM lease	198.6%
3 - Single	\$ 2,000	\$ 2,000	VACANT	0.0%
4 - 1B1B	\$ 2,400	\$ 2,500	MTM lease	4.2%
5 - 1B1B	\$ 2,300	\$ 2,500	MTM lease	8.7%
6 - Single	\$ 1,275	\$ 2,000	MTM lease	56.9%
7 - Single	\$ 1,750	\$ 2,000	MTM lease	14.3%
8 - 1B1B	\$ 2,500	\$ 2,500	VACANT	0.0%
Total Monthly Rents	\$ 15,245	\$ 18,000		36.1%
Total Annual Rents	\$ 182,934	\$ 216,000		

Annual Income	Current Rent	Pro Forma Rent
Scheduled Gross Rent	\$ 182,934	\$ 216,000
Less Vacancy Reserve	3.00% \$ (5,488)	\$ (6,480)
Effective Gross Income	\$ 177,446	\$ 209,520

Annual Expenses	% of EGI	Expenses	Expenses
Gas	2.03%	\$ (3,600)	\$ (3,600)
Power	3.04%	\$ (5,400)	\$ (5,400)
Water	3.38%	\$ (6,000)	\$ (6,000)
Insurance*	3.69%	\$ (6,545)	\$ (6,545)
Repairs & Maintenance* (\$300/unit)	1.35%	\$ (2,400)	\$ (2,400)
Property Management*	4.00%	\$ (7,098)	\$ (8,381)
Rent Control Board	1.13%	\$ (2,000)	\$ (2,000)
	0.00%	\$	\$ -
Real Estate Taxes**	17.97%	\$ (31,884)	\$ (31,884)
Total Annual Expenses	36.59%	\$ (64,927)	\$ (66,210)

Notes

*estimated

**estimated at Listing Price

Return

Net Operating Income (NOI)	\$ 112,519	\$ 143,310
Less Debt Service	\$ 94,138	\$ 94,138
Pre-Tax Annual Cash Flow	\$ 18,381	\$ 49,172
Principal Reduction	\$ 21,560	\$ 21,560
Return on Equity	\$ 39,942	\$ 70,732
Cash on Cash Return	1.54%	4.11%
Cash on Equity	3.34%	5.92%
CAP Rate	4.23%	5.39%
Debt Service Coverage Ratio	1.20	1.52

Exclusively Listed By:



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