

Property: 2727 E. 4th St, LA, CA 90033 - Boyle Heights

Nine unit, courtyard-style apartment building in red-hot Boyle Heights, approx. 1.5 miles from the Downtown LA's Arts District. Attractive in-place cashflow. Two units delivered vacant with opportunity to capture market rents. Opportunity to add additional value as more units turn over. Residents benefit from continuing improvements in the immediate neighborhood, plus the jobs and amenities going into the Arts District, a short walk / bike ride away.

List price 1,300,000

Forecast cap rate 4.9%
GRM 12.9
Price / sq ft 311
Price / unit 144,444

Contact
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Underwriting	Actual	Market
Rent	100,736	127,200
Expenses	37,378	38,701
NOI	63,358	88,499
CAP	4.9%	6.8%

Rent roll			
Unit type	Rentable sq ft	Actual	Market
s / 1	400	792.22	1,000.00
s / 1	400	875.50	1,000.00
s / 1	400	875.50	1,000.00
s / 1	400	1,000.00*	1,000.00
1 / 1	480	737.59	1,250.00
1 / 1	480	765.48	1,250.00
1 / 1	480	874.18	1,250.00
1 / 1	480	874.18	1,250.00
2 / 1	650	1,600.00*	1,600.00
Total	4,170	8,394.65	10,600.00

**Rent is forecast; unit delivered vacant*

Estimated expenses	
Property tax	16,250
Utilities	5,867
Management	5,037
Repairs	4,500
Insurance	3,924
Gardening	1,200
Pest control	600
Total	37,378

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All figures above are estimates only; buyer to do own investigation.