



8514 SHERWOOD DR, WEST HOLLYWOOD, CA 90069
12 APARTMENT UNITS

OFFERING SUMMARY

Price	\$3,750,000
Down Payment	60% / \$2,250,000
Loan Amount	\$1,500,000
Loan Type	Proposed New
Interest Rate / Amortization	3.3% / 30 Years
Units	12
Price Per Unit	\$312,500
Rentable SF	9,392
Price Per Rentable SF	\$399
Year Built/Renovated	1957
Lot Size	0.15 acre(s)

ASSET PERFORMANCE DATA

	CURRENT	YEAR 1
CAP Rate	2.78%	6.41%
Net Operating Income	\$104,428	\$240,203
Net Cash Flow After Debt Service	1.14% / \$25,596	7.17% / \$161,372
Total Return	2.46% / \$55,375	8.54% / \$192,149
GRM	20.23	11.32

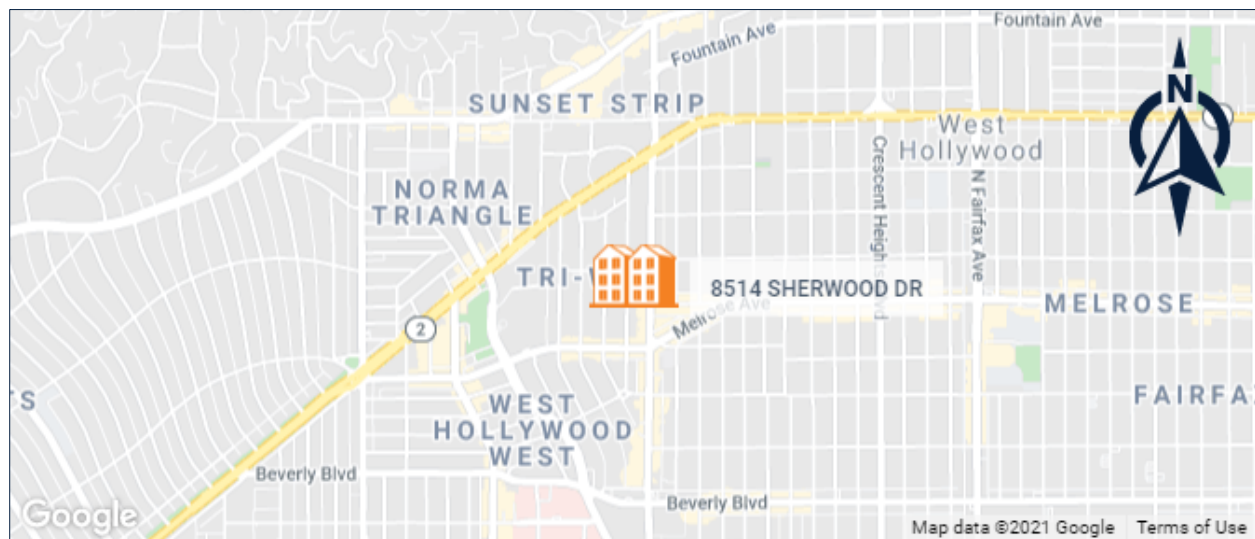


INVESTMENT HIGHLIGHTS

- Prime West Hollywood Location
- Huge Rental Upside Potential
- Small Town Charm Proximate to Famous WEHO Amenities
- Eight (8) Tuck Under Parking Spaces (Need to be Retrofitted)
- Corner Lot with Onsite Laundry
- First Time on Market in Over 40 Years



8514 SHERWOOD DR, WEST HOLLYWOOD, CA 90069
12 APARTMENT UNITS



UNIT MIX								
UNIT COUNT	UNIT TYPE	AVERAGE. SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	MONTHLY INCOME
4	Studio / 1 Bathroom		\$866	\$0.00	\$3,464	\$1,900	\$0.00	\$7,600
8	1 Bedroom / 1 Bathroom		\$1,498	\$0.00	\$11,984	\$2,500	\$0.00	\$20,000

OPERATING DATA		
	CURRENT	YEAR 1
Gross Potential Rent	\$331,200	\$331,200
Loss / Gain to Lease	(\$145,807)	
Loss / Gain to Lease %	44.02%	0.00%
Gross Current Rent	\$185,393	\$331,200
Total Vacancy	(\$5,562)	(\$9,936)
Total Vacancy %	3.00%	3.00%
Effective Rental Income	\$179,831	\$321,264
Effective Gross Income	\$179,831	\$321,264
Less Expenses	(\$75,403)	(\$81,061)
Less Expenses %	41.93%	25.23%
Net Operating Income	\$104,428	\$240,203
Cash Flow	\$104,428	\$240,203
Debt Service	\$78,832	\$78,832
Debt Service Ratio	1.32	3.05
Net Cash Flow After Debt Service	\$25,596	\$161,372
Net Cash Flow After Debt Service %	1.14%	7.17%
Principal Reduction	\$29,780	\$30,777
Total Return	\$55,375	\$192,149

EXPENSES		
Real Estate Taxes	\$45,000	\$45,000
Insurance	\$5,720	\$5,720
Utilities	\$7,081	\$7,081
Trash	\$1,729	\$1,729
Repairs & Maintenance	\$3,600	\$3,600
Landscaping	\$400	\$400
General & Administrative	\$3,000	\$3,000
Pest Control	\$480	\$480
Operating Reserves	\$1,200	\$1,200
Management Fee	\$7,193	\$12,851
Total Expenses	\$75,403	\$81,061
Expenses Per Unit	\$6,284	\$6,755
Expenses Per SF	\$8.03	\$8.63
Expenses as % of EGI	41.93%	25.23%