



6321 ORANGE ST, LOS ANGELES, CA 90048
6 APARTMENT UNITS

OFFERING SUMMARY

Price	\$1,975,000
Down Payment	45% / \$888,750
Loan Amount	\$1,086,250
Loan Type	Proposed New
Interest Rate / Amortization	3.3% / 30 Years
Units	6
Price Per Unit	\$329,167
Rentable SF	4,790
Price Per Rentable SF	\$412
Year Built/Renovated	1947
Lot Size	0.14 acre(s)

ASSET PERFORMANCE DATA

	CURRENT	YEAR 1
CAP Rate	3.58%	4.99%
Net Operating Income	\$70,739	\$98,625
Net Cash Flow After Debt Service	1.54% / \$13,651	4.67% / \$41,538
Total Return	3.96% / \$35,217	7.18% / \$63,826
GRM	16.29	13.06

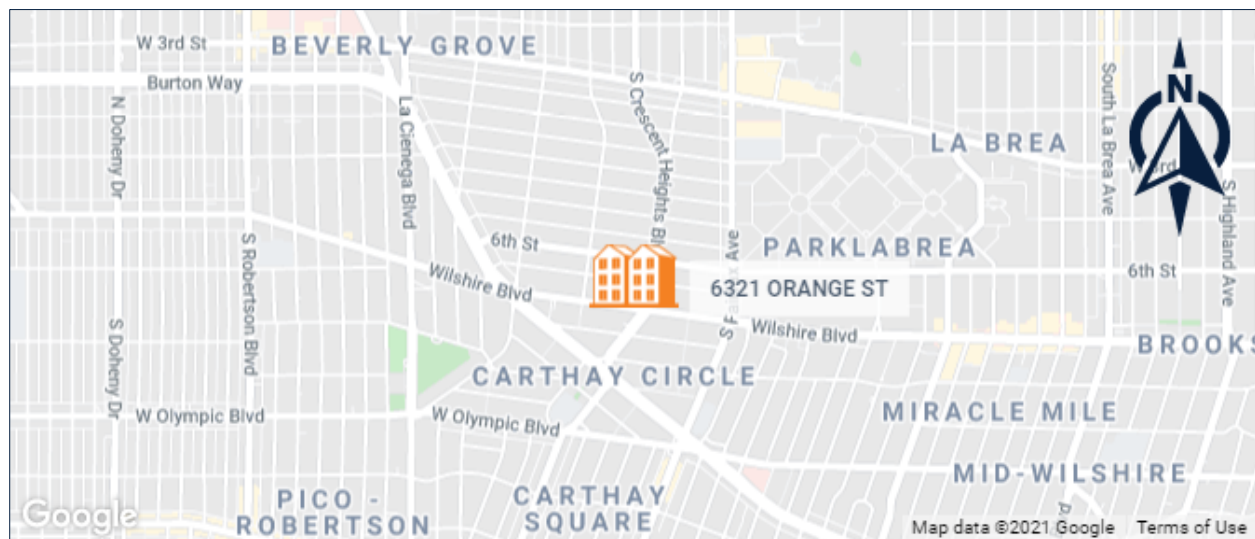


INVESTMENT HIGHLIGHTS

- Prime Beverly Grove Location - Submarket that Rarely Trades
- Strong Rental Upside Potential
- First Time on Market in Over 30 Years
- Extremely Rare, Value-Add Opportunity
- Solid Unit Mix - Six (6) One-Bedroom/One-Bathroom Units
- One (1) Unit Will be Delivered Vacant



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UNIT MIX

UNIT COUNT	UNIT TYPE	AVERAGE SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	MONTHLY INCOME
6	1 Bedroom/1 Bathroom		\$1,684	\$0.00	\$10,104	\$2,100	\$0.00	\$12,600

OPERATING DATA

	CURRENT	YEAR 1
Gross Potential Rent	\$151,200	\$151,200
Loss / Gain to Lease	(\$29,947)	
Loss / Gain to Lease %	19.81%	0.00%
Gross Current Rent	\$121,253	\$151,200
Total Vacancy	(\$3,638)	(\$4,536)
Total Vacancy %	3.00%	3.00%
Effective Rental Income	\$117,616	\$146,664
Effective Gross Income	\$117,616	\$146,664
Less Expenses	(\$46,877)	(\$48,039)
Less Expenses %	39.86%	32.75%
Net Operating Income	\$70,739	\$98,625
Cash Flow	\$70,739	\$98,625
Debt Service	\$57,087	\$57,087
Debt Service Ratio	1.24	1.73
Net Cash Flow After Debt Service	\$13,651	\$41,538
Net Cash Flow After Debt Service %	1.54%	4.67%
Principal Reduction	\$21,565	\$22,288
Total Return	\$35,217	\$63,826

EXPENSES

Real Estate Taxes	\$23,700	\$23,700
Insurance	\$3,040	\$3,040
Utilities	\$9,672	\$9,672
Repairs & Maintenance	\$1,800	\$1,800
Landscaping	\$1,080	\$1,080
General & Administrative	\$1,500	\$1,500
Pest Control	\$480	\$480
Operating Reserves	\$900	\$900
Management Fee	\$4,705	\$5,867
Total Expenses	\$46,877	\$48,039
Expenses Per Unit	\$7,813	\$8,007
Expenses Per SF	\$9.79	\$10.03
Expenses as % of EGI	39.86%	32.75%