



# Edgehill Row Bungalows



12 Units | 7.03% In-Place Cap | 8.54% Pro Forma Cap | \$2,385,000  
2867 Edgehill Dr. Los Angeles, CA 90018



Compelling day-one cash flow and attractive value metrics



Pro-forma cap rate of approximately  $\pm 8.54\%$  at proven rents, offering material upside



Attractive financing options for investors seeking leverage & competitive rates



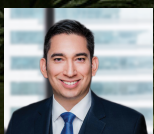
All units are equipped with individual hot water heaters (7 units feature new tankless systems)



7 of 12 units renovated



Units are separately metered for electricity. 11 of 12 units are sub-metered for gas



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12 Units

SUMMARY	CURRENT	MARKET
<b>Purchase Price:</b>	<b>\$2,385,000</b>	
Down Payment: 35%	\$834,750	
Number of Units:	12	
<b>Cost per Legal Unit:</b>	<b>\$198,750</b>	
<b>Current GRM:</b>	<b>9.51</b>	<b>8.28</b>
<b>Current CAP:</b>	<b>7.03%</b>	<b>8.54%</b>
Year Built:	1923	
Approx. Building SF:	6,120	
<b>Cost per Building SF:</b>	<b>\$389.71</b>	
Approx. Lot SF:	13,808	
Zoning:	LAR3	
Parking:	Street	

PROPOSED FINANCING	
Loan:	\$1,550,250
Interest:	5.75%
Interest Type:	3 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
<b>Scheduled Gross Income:</b>	<b>\$250,905</b>	<b>\$287,952</b>
Less Vacancy Reserve:	(\$7,527) 3.00% *	(\$8,639) 3.00% *
<b>Gross Operating Income:</b>	<b>\$243,377</b>	<b>\$279,313</b>
Less Expenses:	(\$75,617) 30.14% *	(\$75,617) 26.26% *
<b>Net Operating Income:</b>	<b>\$167,760</b>	<b>\$203,696</b>
Less Debt Service:	(\$108,562)	(\$108,562)
<b>Pre-Tax Cash Flow:</b>	<b>\$59,198</b> 7.09% **	<b>\$95,134</b> 11.40% **
Plus Principal Reduction:	\$19,943	\$19,943
<b>Total Return Before Taxes:</b>	<b>\$79,141</b> 9.48% **	<b>\$115,077</b> 13.79% **
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.		

HIGHLIGHTS
<b>Property</b>
* Individual hot water heaters
* Rubbish cost included in DWP
* Attractive loan options
* Strong cash-on-cash return
<b>Location</b>
* Prime Jefferson Park submarket
* Near USC & Downtown L.A.
* Proximity to Metro Rail E Line
* Thriving rental market

SCHEDULED INCOME			CURRENT	MARKET
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income
12	1+1	-	\$1,738	\$20,853
				Monthly Rent / Unit
				\$1,995
				Monthly Income
				\$23,940
<b>Monthly Scheduled Rent:</b>			<b>\$20,853</b>	<b>\$23,940</b>
Laundry Income:			\$56	\$56
RUBS Income: Pending				
<b>Monthly SGI:</b>			<b>\$20,909</b>	<b>\$23,996</b>
<b>Annual SGI:</b>			<b>\$250,905</b>	<b>\$287,952</b>
<b>Utilities Paid by Tenant: Gas &amp; Electric</b>				

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$29,813
Insurance (New)	\$8,453	
Maint. / Repairs	\$9,000	
Utilities	\$10,440	
Landscaping	\$2,400	
Misc. / Reserves	\$3,000	
Off-Site Mgmt.	\$12,512	
<b>Total Expenses:</b>	<b>\$75,617</b>	
<b>Per Gross Sq. Ft.:</b>	<b>\$12.36</b>	
<b>Expenses Per Unit:</b>	<b>\$6,301.46</b>	

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