



## Edgehill Row Bungalows



12 Units | 6.36% In-Place Cap | 7.75% Pro Forma Cap | \$2,595,000

2867 Edgehill Dr. Los Angeles, CA 90018



Compelling day-one cash flow and attractive value metrics



Attractive financing options for investors seeking leverage & competitive rates



7 of 12 units renovated



Pro-forma cap rate of approximately ±7.75% at proven rents, offering material upside



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



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



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**2867 Edgehill Dr. Los Angeles, CA 90018**

**12 Units**

<b>SUMMARY</b>		<b>CURRENT</b>	<b>MARKET</b>	
<b>Purchase Price:</b>		<b>\$2,595,000</b>		
Down Payment:	35%	\$908,250		
Number of Units:		12		
<b>Cost per Legal Unit:</b>		<b>\$216,250</b>		
<b>Current GRM:</b>		<b>10.34</b>	<b>9.01</b>	
<b>Current CAP:</b>		<b>6.36%</b>	<b>7.75%</b>	
Year Built:		1923		
Approx. Building SF:		6,120		
<b>Cost per Building SF:</b>		<b>\$424.02</b>		
Approx. Lot SF:		13,808		
Zoning:		LAR3		
Parking:		Street		

<b>ANNUAL OPERATING DATA</b>		<b>CURRENT</b>	<b>MARKET</b>	
<b>Scheduled Gross Income:</b>	<b>\$250,905</b>		<b>\$287,952</b>	
Less Vacancy Reserve:	<b>(\$7,527)</b>	3.00% *	<b>(\$8,639)</b>	3.00% *
<b>Gross Operating Income:</b>	<b>\$243,377</b>		<b>\$279,313</b>	
Less Expenses:	<b>(\$78,242)</b>	31.18% *	<b>(\$78,242)</b>	27.17% *
<b>Net Operating Income:</b>	<b>\$165,135</b>		<b>\$201,071</b>	
Less Debt Service:	<b>(\$118,121)</b>		<b>(\$118,121)</b>	
<b>Pre-Tax Cash Flow:</b>	<b>\$47,014</b>	5.18% **	<b>\$82,950</b>	9.13% **
Plus Principal Reduction:	\$21,699		\$21,699	
<b>Total Return Before Taxes:</b>	<b>\$68,713</b>	7.57% **	<b>\$104,649</b>	11.52% **
* As a percentage of Scheduled Gross Income.				
** As a percentage of Down Payment.				

<b>SCHEDULED INCOME</b>		<b>CURRENT</b>	<b>MARKET</b>	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income
12	1+1	-	\$1,738	\$20,853
				\$1,995
				\$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>				

  

<b>ESTIMATED ANNUAL EXPENSES</b>		
Tax Year	2025	
Tax Rate	1.25%	\$32,438
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>\$78,242</b>
<b>Per Gross Sq. Ft.:</b>		<b>\$12.78</b>
<b>Expenses Per Unit:</b>		<b>\$6,520.21</b>

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**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent?

	Electricity
X	Garbage
	Cable

A vertical stack of three rectangular boxes. The top box is labeled 'Gas', the middle box is labeled 'Heat', and the bottom box is labeled 'Water'.

Is the property subject to rent control?

YES  NO

If YES, what is the current allowable increase per annum?

What has been your average monthly occupancy rate over the preceding 12 Months?

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