

# INVESTOR PRO FORMA

3818 Crawford St, Los Angeles, CA 90011

Property Type: Duplex (Two Separate Structures)  
 Configuration:  
 Front Unit: 3 Bed / 2 Bath  
 Rear Unit: 2 Bed / 1 Bath  
 Zoning: LAR2  
 Status: Fully Remodeled / Turnkey

## PURCHASE & VALUATION

List Price: \$910,000  
 Recent Appraisal: \$925,000  
 Pricing Position: Listed below appraised value

## RENTAL INCOME (ESTIMATED)

(Based on current market rents for updated properties in ZIP 90011)

Unit	Est. Monthly Rent	Est. Annual Rent
Front Unit (3/2)	\$3,200 – \$3,600	\$38,400 – \$43,200
Rear Unit (2/1)	\$2,400 – \$2,800	\$28,800 – \$33,600
<b>Total</b>	<b>\$5,600 – \$6,400</b>	<b>\$67,200 – \$76,800</b>

Buyer to verify all rents.

## OPERATING ASSUMPTIONS (EST.)

(Conservative underwriting – includes taxes, insurance, maintenance, vacancy, management placeholder)

Expense Ratio: ~30% of Gross Income  
 Scenario: NOI (Estimated)  
 Low Rent: ~\$47,040  
 High Rent: ~\$53,760



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## RETURNS ANALYSIS

Estimated Cap Rate

Low Rent Scenario: ~5.2%

High Rent Scenario: ~5.9%

(Based on \$910,000 purchase price)

Gross Rent Multiplier (GRM)

Low Rent: ~13.54

High Rent: ~11.85

Strong GRM for a remodeled duplex in 90011

## VALUE & UPSIDE

Fully remodeled — minimal deferred maintenance

Two separate structures (strong tenant appeal)

LAR2 zoning — potential future ADU or redevelopment (buyer to verify)

Strong rental demand near DTLA, USC, major freeways

Ideal for investors or owner-users seeking income offset

## PLEASE CONTACT WITH ANY QUESTIONS



When you're ready to make moves, **always one call away.**

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## DISCLAIMER

All figures are estimates for informational purposes only. Buyer to independently verify rent, expenses, zoning, and financial performance. Listing agent makes no guarantees regarding income or returns.



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