415 N LAFAYETTE PARK PL, LOS ANGELES 90026

NEW CONSTRUCTION

FOUR UNITS

NON-RSO

100% LEASED

$2,399,000

6.01% CAP RATE

12.1 GRM

APN:	5156024001
# of Units:	4
Year Built:	2026
Gross Living Area (GLA):	5,682
Gross Building Area (GBA):	5,682
Lot Size (SF):	4,783
Zoning:	RD2
List Price:	$2,399,000
Annual Gross Rental Income:	$192,991
Net Operating Income:	$144,279
GRM:	12.1
Cap Rate:	6.01%
Price per SF (GBA):	$442
Price per SF (GLA):	$442
Price per Unit:	$599,750
Solar:	Owned
Uncovered Stalls:	5
Laundry:	Private Each Unit
Tenant Meters (water/gas/electric):	4
Owner/Common Meters (electric):	1
Floors:	3

PROPERTY DETAILS

SUMMARIZED PRICING METRICS

SALE PRICE:	$2,399,000
DOWN (40%):	$959,600
PRO FORMA GRM:	12.1
PRO FORMA CAP RATE:	6.0%
$/UNIT:	$599,750
$/SF (GBA):	$422
$/SF (GLA):	$422

BUILDING DESCRIPTION

APN	5156024001
NO. OF UNITS	4
COMPLETION	FEBRUARY 2026
GROSS BUILDING AREA	5,682
GROSS LIVING AREA	5,682
ZONING	RD2
LOT SIZE (SQ FT):	4,782

PROPOSED FINANCING

LOAN AMOUNT	$1,439,400
INTEREST RATE	6.25%
MONTHLY PAYMENT	-$7,497
LTV	60%
AMORTIZATION (YEARS)	30
DSCR	1.60

ANNUALIZED OPERATING DATA

GROSS POTENTIAL RENTAL INCOME		$198,960
GAIN (LOSS)-TO-LEASE		$0
GROSS SCHEDULED RENTAL INCOME		$198,960
LESS: VACANCY	3.0%	-$5,969
EFFECTIVE GROSS INCOME		$192,991
LESS: EXPENSES		-$48,711.56
MISCELLANEOUS INCOME		$0.00
NET OPERATING INCOME		$144,279.64
DEBT SERVICE		-$106,351.60
PRE-TAX CASH FLOW	4.0%	$37,928.03
PRINCIPAL REDUCTION		$16,389.10
TOTAL RETURN	5.66%	$54,317.14

ANNUALIZED EXPENSES

FIXED EXPENSES		
REAL ESTATE TAXES	1.166%	$27,961
INSURANCE	$1.37/SQ FT	$7,784
UTILITIES		$1,608
MANAGEMENT FEES	4%	$7,958
REPAIRS & MAINTENANCE	$600/UNIT	$2,400
UNIT TURNOVER	$250/UNIT	$1,000
TOTAL EXPENSES		$48,712

ACTUAL RENT ROLL

RENT ROLL

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	PRICE / SQ FT	RENTS	PARKING	LAUNDRY
UNIT 415	LEASED	5 BED / 5 BATHS	1,905	$2.58	$4,909	2 UNCOVERED	PRIVATE
UNIT 415 1/2	LEASED	5 BED / 5 BATHS	1,869	$2.63	$4,909	2 UNCOVERED	PRIVATE
UNIT 417	LEASED	3 BED / 2 BATHS	1,020	$3.43	$3,495	1 UNCOVERED	PRIVATE
UNIT 417 1/2	LEASED	3 BED / 2 BATHS	888	$3.68	$3,267	STREET	PRIVATE
4	**LEASED**	**16 BED / 14 BATHS**	**5,682**	**$3.08**	**$16,580**	**5**	

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PUBLICLY LISTED SALE

ADDRESS	STATUS	UNIT COUNT	BED / BATH COUNT	YR. BUILT	SQ FT	PRICE	GRM	$/SF	SALE DATE
727 N LAFAYETTE PARK PL, LOS ANGELES 90026	SOLD	4	9 BED / 9 BATHS	1908	4,366	$2,457,550	15.92	$563	11/7/2025
242 N DILLON ST, LOS ANGELES 90026	SOLD	5	21 BED / 21 BATHS	2025	9,722	$4,625,000	15.38	$476	12/2/2025
831 GLENDALE BLVD, LA 90026	SOLD	5	10 BED / 5 BATHS	1986	4,432	$3,100,000	15.50	$699	2/12/2024
966 SANBORN AVE, LA 90029	SOLD	4	12 BED / 10 BATHS	2024	7,821	$3,925,000	21.37	$502	2/27/2023
1542 HOOVER ST, LOS ANGELES 90027	SOLD	3	9 BED / 10 BATHS	2024	5,276	$3,875,000	14.20	$734	7/15/2024
743 N OCCIDENTAL BLVD, LOS ANGELES 90026	SOLD	5	10 BED / 7 BATHS	1922	4,058	$2,715,000	16.50	$669	8/27/2024
724 KINGSLEY DR, LOS ANGELES 90029	SOLD	6	26 BED / 22 BATHS	2024	9,249	$3,832,000	13.30	$414	2/12/2025
COMP AVERAGE				1988	6,418	$3,504,221	16.02	$580	
SUBJECT PROPERTY AVERAGE			**16 BED / 14 BATHS**	**2026**	**5,682**	**$2,799,000**	**12.9**	**$493**	

COMP $/SQ FT	$580
SUBJECT SF	5,682
SUGGESTED VALUE	**$3,293,728.00**

COMP GRM	16.02
SUBJECT GROSS POTENTIAL RENT	$217,200
SUGGESTED VALUE	**$3,480,474.86**
BLENDED SUGGESTED VALUE	**$3,262,668.63**

727 N LAFAYETTE PARK PL.

242 N DILLON ST.

831 GLENDALE BLVD.

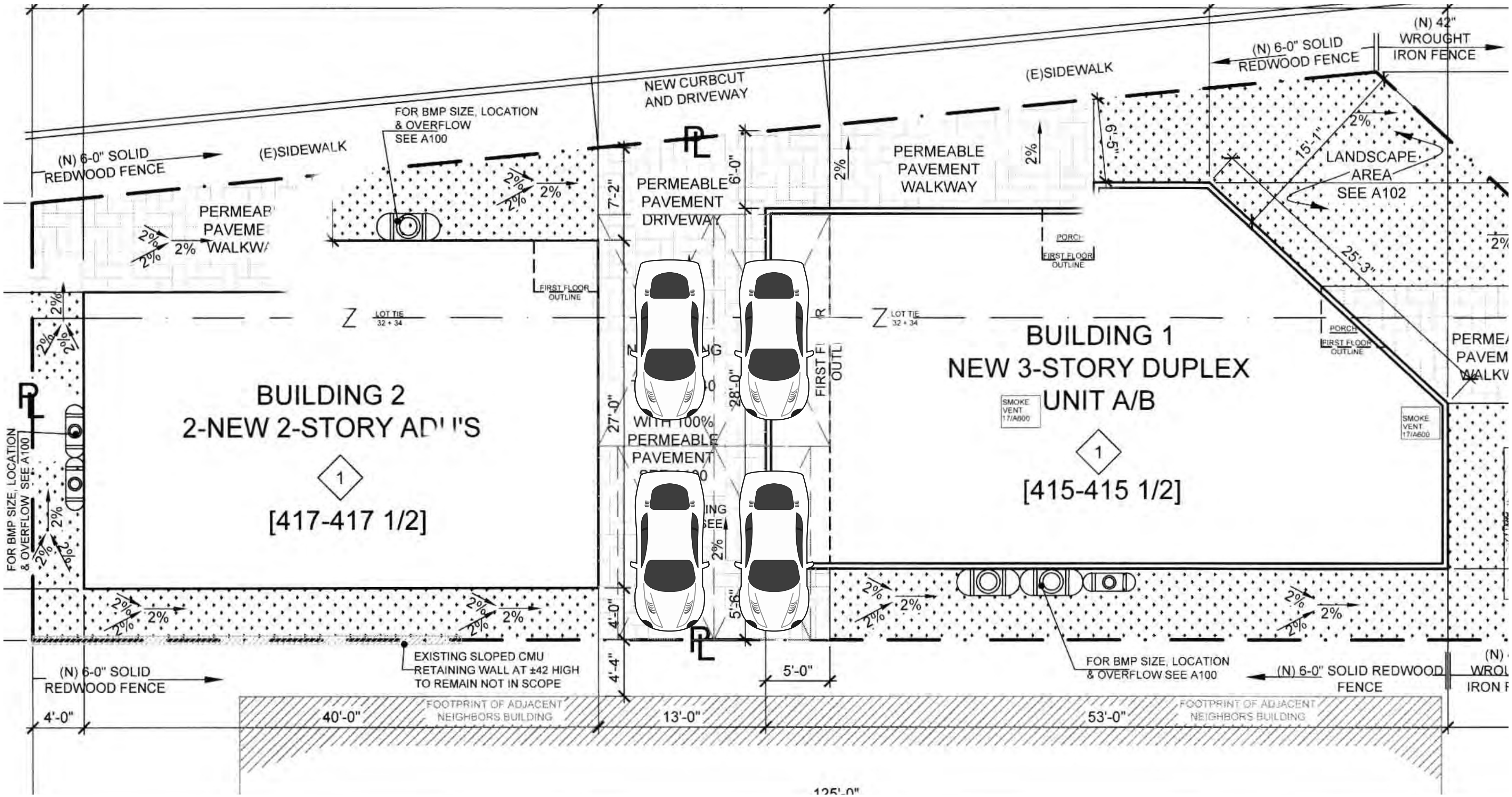
966 SANBORN AVE.

1542 HOOVER ST.

743 N OCCIDENTAL BLVD.

724 KINGSLEY DR.

SITE PLAN



NEW CURBCUT AND DRIVEWAY
(E)SIDEWALK
(N) 6-0" SOLID REDWOOD FENCE
(N) 42" WROUGHT IRON FENCE
FOR BMP SIZE, LOCATION & OVERFLOW SEE A100
PERMEABLE PAVEMENT DRIVEWAY
PERMEABLE PAVEMENT WALKWAY
LANDSCAPE AREA SEE A102
BUILDING 2
2-NEW 2-STORY ADU'S
[417-417 1/2]
BUILDING 1
NEW 3-STORY DUPLEX
UNIT A/B
[415-415 1/2]
WITH 100% PERMEABLE PAVEMENT
EXISTING SLOPED CMU RETAINING WALL AT ±42 HIGH TO REMAIN NOT IN SCOPE
FOOTPRINT OF ADJACENT NEIGHBORS BUILDING
4'-0"
40'-0"
13'-0"
53'-0"
5'-0"
27'-0"
28'-0"
15'-1"
25'-3"
125'-0"

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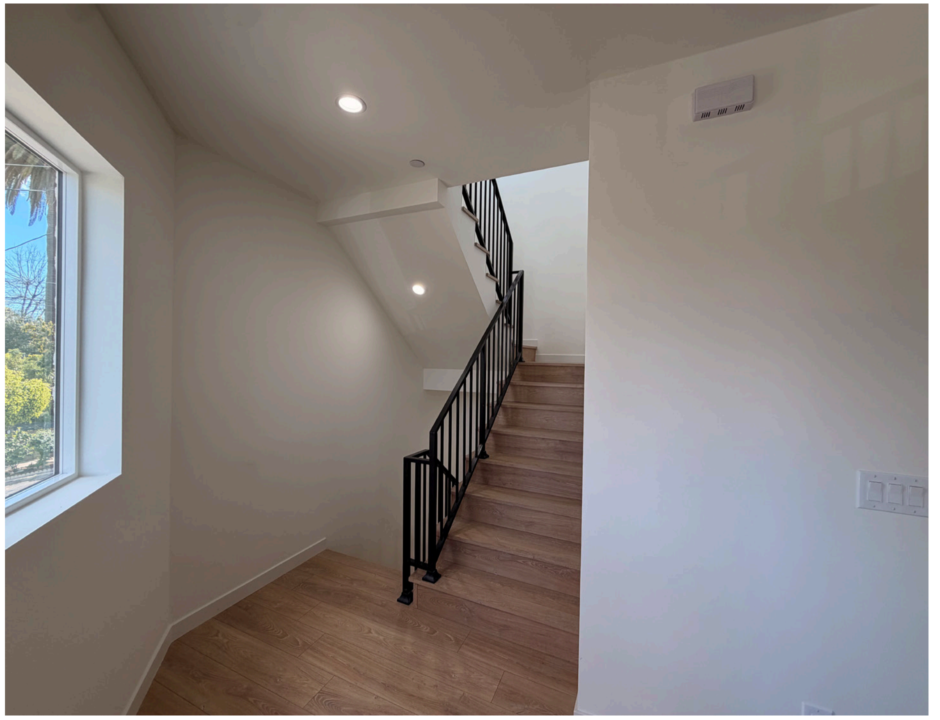


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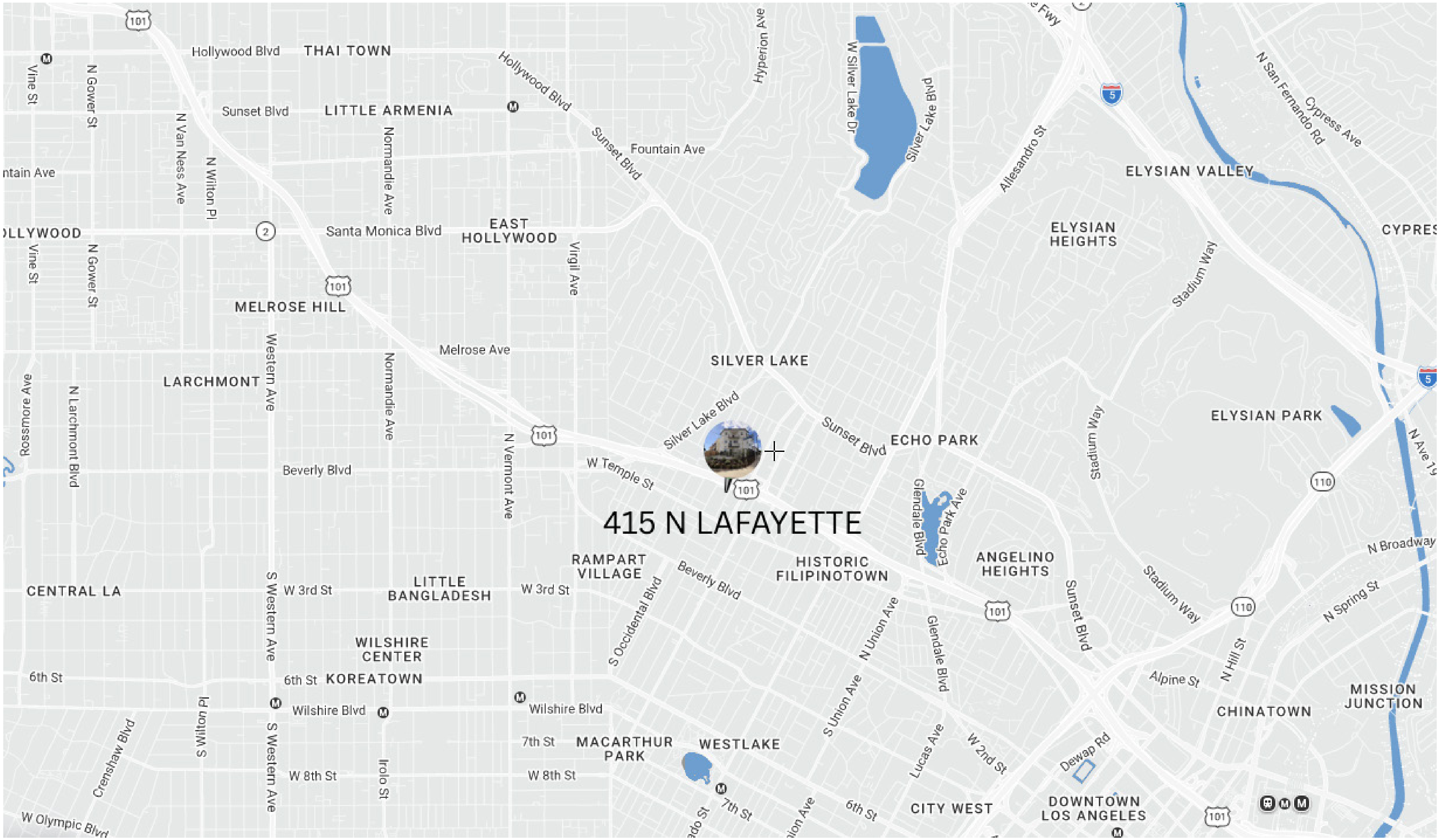
NEIGHBORHOOD AREA MAP



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FOR MORE INFORMATION ON OUR UP-COMING PROPERTIES.

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2.5% COOPERATING BROKER COMPENSATION

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