SUPPLEMENTAL REMARKS

9230 S Figueroa St, Los Angeles, CA 90003 · Offered at $999,000

Offered $999,000. LEGAL 4-PLEX today; the ADU (5th unit) is under construction & in final inspection — NOT yet C of O, so all 5-unit/pro-forma figures are projected. In-place (owner's 2025 P&L, 4 units): EGI ~$77,904, operating expenses ~$35,458 (incl. $13,554 property taxes, $11,538 owner-paid utilities, $0 management) → NOI ~$42,447 (~4.25% in-place cap). Value-add path to ~$79,578 NOI / ~8% via ADU lease-up (~$1,800/mo), market reset on Units 2 & 4 (voluntary vacancies, no relocation), RUBS utility bill-back, and reassessed taxes/5% mgmt in a buyer's underwriting. RSO building (1957); Units 1 & 3 are below-market, long-tenured (one Section 8) — strong stability, long-horizon reversion only. FINANCING: model a new loan ~6%/30-yr at 80% LTV (~$799K; 20% down ~$199,800, ~$57,500/yr debt service). Sized to STABILIZED NOI it underwrites to ~1.28x DSCR (1.38x w/ RUBS); in-place income alone covers only ~0.74x, so 80% leverage assumes as-stabilized underwriting or owner-occupant financing (1–4 units, buyer occupies one). Seller's existing ~$661K @ 3.5% is NOT assumable. Full OM, rent roll, operating statement & 5-yr pro forma on request. Showings by appointment with accepted offer + proof of funds; do not disturb tenants or on-site staff. Contact Trey Beltran 310.975.4844, DRE #02112359 · Equity Union.