6 UNITS | NON LA RSO

NOHCO
REAL ESTATE INVESTMENTS

1258 S. WOODS AVE
LOS ANGELES, CA 90022

Total Units:	6
Bldg Size:	4,186 sf
Lot Size:	5,464 sf
GRM:	9.9 (actual)
Cap Rate:	6.3% (actual)
Cost/Unit:	$183,333
Cost/SF:	$262.78
Year Built:	1929
Zoning:	LC-R4
LA RSO:	**NO**
County:	Los Angeles
APN:	5245-013-015

EXCLUSIVELY LISTED:

$1,100,000

THE OFFERING

This is a unique opportunity to acquire a 6 unit multifamily property located in Unincorporated LA so it doesn't fall under city of LA RSO.

Built in 1929, this Spanish style property is comprised of two separate buildings totaling 4,186sf and comprised of (6) large 1 bed/1 bath units, with decent layouts, full kitchen & bath, roomy bedroom, washer/dryer hookups, and One unit delivered Vacant and in rent ready condition.

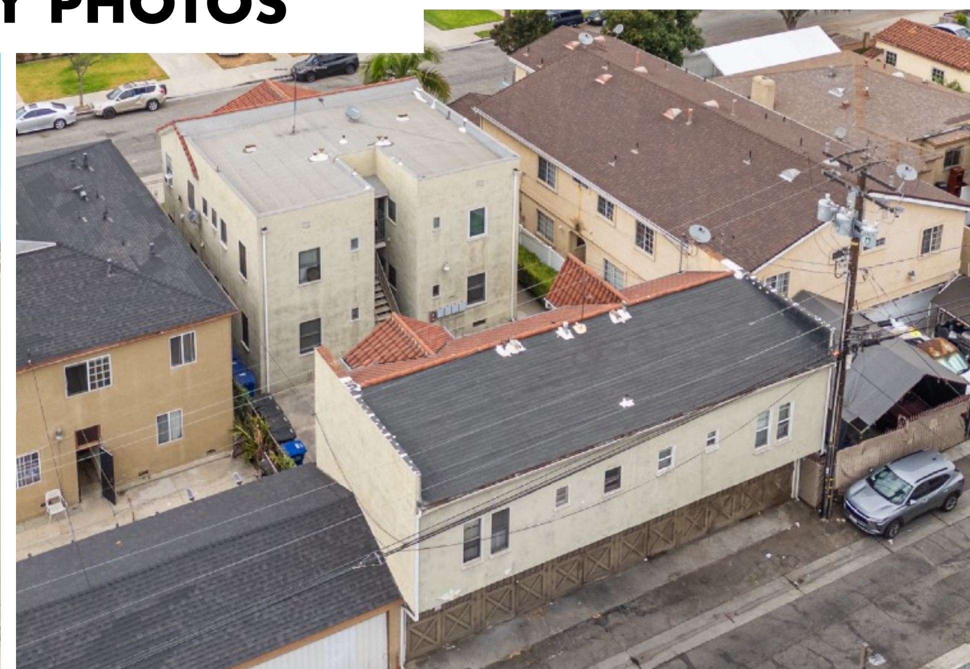
The current tenants have good rent histories, and the property offers a strong stabilized investment with built in upside in the rents in a high demand rental market.

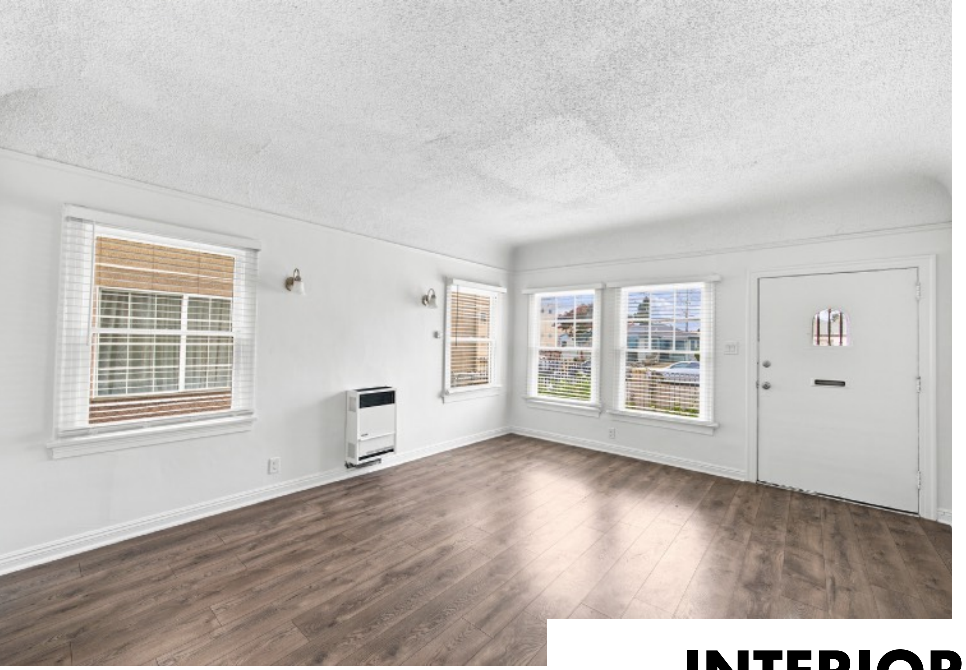
On a 5,464sf size lot zoned LC-R4, there a total of 6 garages in the rear w/ alley access, providing an ideal opportunity for an ADU conversion. Well located in East Los Angeles near multiple freeways, and near Citadel Outlets. This is a true Value Add Opportunity!

HIGHLIGHTS

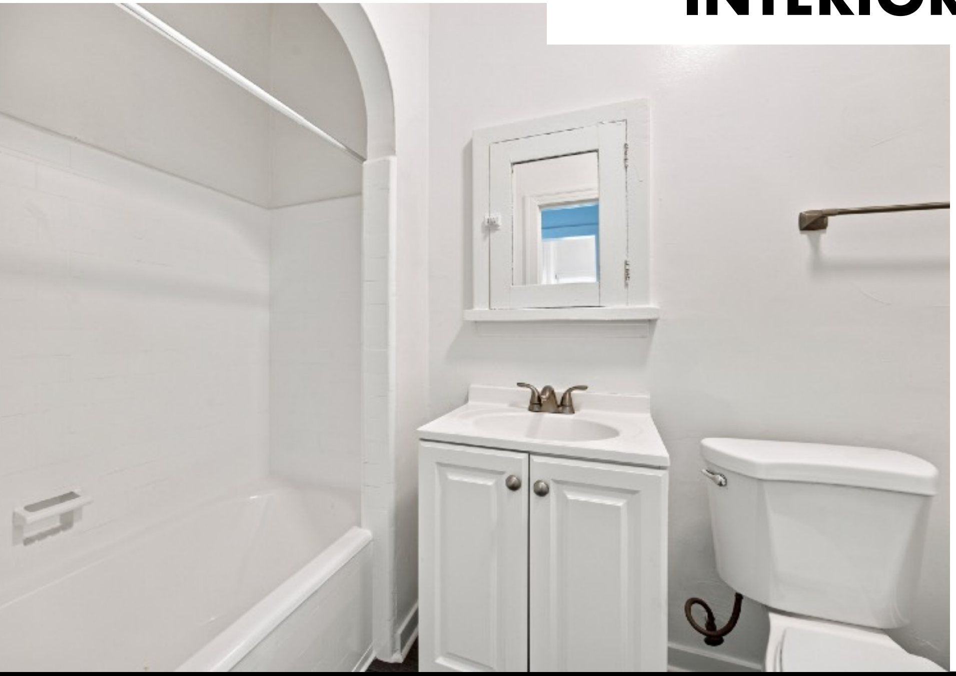
- ➢ NO City of LA RSO!
- ➢ Actual 9.9 GRM/6.3% Cap Rate w/ Upside.
- ➢ LC-R4 Zoned Land w/ ADU Conversion Opportunity.
- ➢ Great East LA Location Near Citadel Outlets & Multiple Freeway Access.

PROPERTY PHOTOS






INTERIOR PHOTOS




FINANCIAL ANALYSIS

PRICING SUMMARY

Purchase Price		$1,100,000
Down Payment	35%	$385,000

FINANCIAL INDICATORS

Actual Cap Rate	6.3%
Actual GRM	9.9
Pro Forma Cap Rate	8.2%
Pro Forma GRM	8.3
Price Per Unit	$183,333
Price Per Sq. Ft.	$262.78
Occupancy	83.3%

PROPERTY SUMMARY

APN#	5245-013-015
No. Units	6
No. of Buildings	2
Year Built	1929
Building Sq. Ft.	4,186
Lot Size	5,464
LA RSO	**NO**
Zoning	LC-R4
Meter (Separate)	Electric & Gas
Meter (Master)	Water

PROPOSED FINANCING

Loan Amount	$715,000
LTV	65%
Loan Type	Fixed
Interest Rate	6.25%
Amortized	30
Monthly Payment	($4,402)

SCHEDULED INCOME

Unit #	*Unit Type*	*Current Rents*	*Pro Forma Rents*
1258	1+1	$1,697	$1,850
1260	1+1	$1,472	$1,850
1262	1+1	$1,396	$1,850
1258 1/2	1+1	$1,178	$1,850
1260 1/2	1+1	$1,691	$1,850
1262 1/2	1+1	$1,850	$1,850
Total	**6**	**$9,284**	**$11,100**

ANNUAL OPERATING INFORMATION

		Current Rents		*Pro Forma*
Gross Scheduled Rent		$111,408		$133,200
Less: Vacancy Reserve	2%	($2,228)	2%	($2,664)
Effective Gross Income		$109,180		$130,536
Estimated Expenses				
Property Taxes (1.2%)		($13,200)		($13,200)
Insurance (actual)		($8,859)		($8,859)
Utilities (Water, Sewer, Trash)		($4,830)		($4,830)
Maintenance & Repairs		($7,617)		($7,617)
Pest & Landscaping		($1,582)		($1,582)
Legal/Licenses		($1,200)		($1,200)
Miscellaneous/Reserves (2%)		($2,184)		($2,611)
Total Expenses		($39,472)		($39,899)
Expenses Per Unit		$6,579		$6,650
Expenses Per SF		$9.43		$9.53
% of GSI		36%		31%
Net Operating Income	**6.3%**	$69,708	**8.2%**	**$90,637**
Debt Service		($52,829)		($52,829)
DSCR		1.32		1.72
Cash Flow After Debt Service	4.4%	$16,879	9.8%	$37,808

RENT ROLL

UNIT#	TYPE	TENANT	CURRENT RENTS	MARKET RENTS	DEPOSIT	LAST INCREASE	LEASE START	LEASE EXP.
1258	1/1	Occupied	$1,697	$1,850	$1,000	10/01/25	11/30/21	MTM
1260	1/1	Occupied	$1,472	$1,850	$1,000	10/01/25	1/17/19	MTM
1262	1/1	Occupied	$1,396	$1,850	$900	10/01/25	3/6/15	MTM
1258 1/2	1/1	Occupied	$1,178	$1,850	$900	10/01/25	3/5/14	MTM
1260 1/2	1/1	Occupied	$1,691	$1,850	$1,600	10/01/25	6/28/22	MTM
1262 1/2	1/1	Vacant	$1,850	$1,850	-	-	-	-
	6		**$9,284**	**$11,100**	**$5,400**			


DRONE PHOTO

UNINCORPORATED LA MAP

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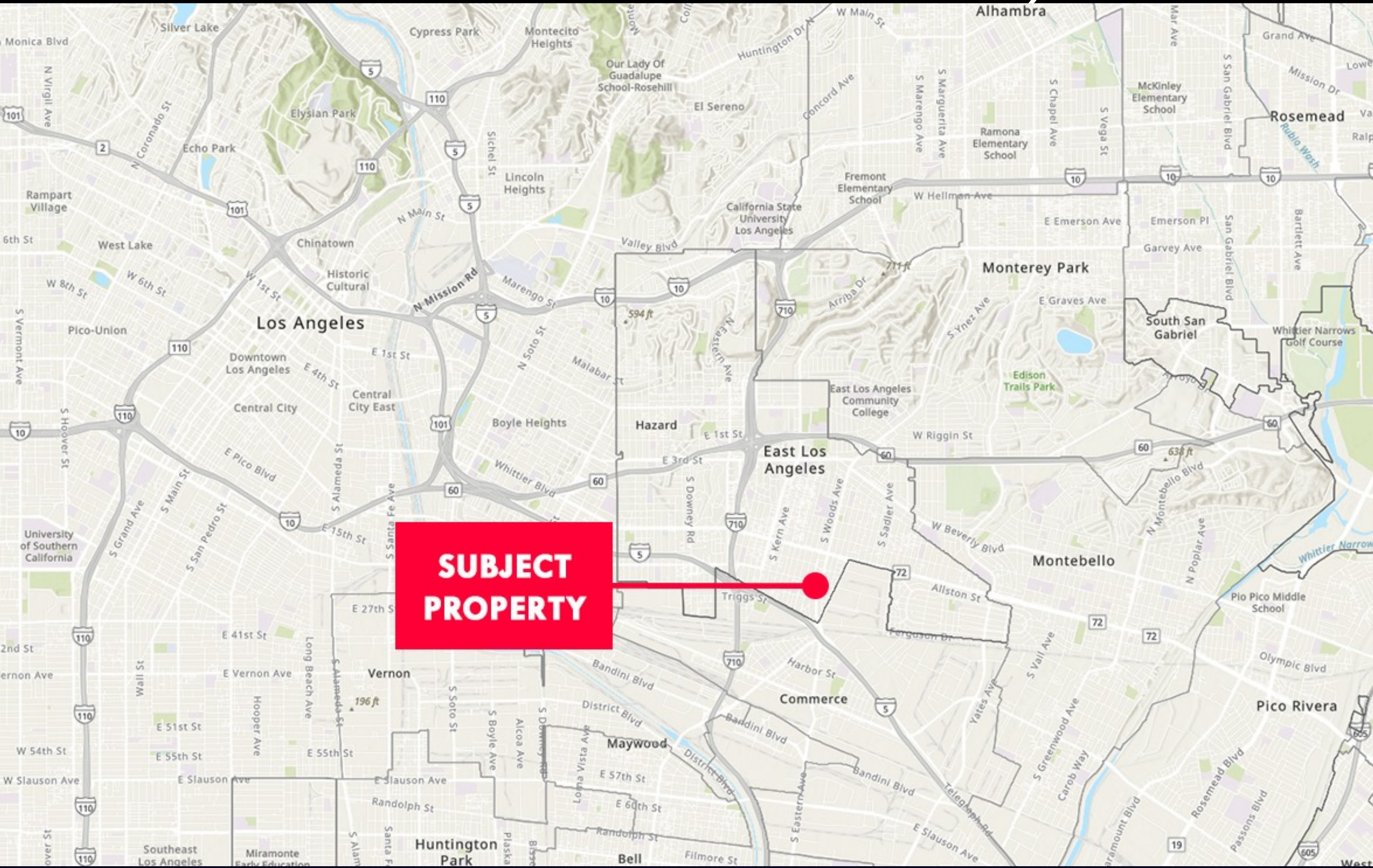

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DRE# 01438155

Bachelors Degree from University of California, Irvine (2002)

Sold $750M in Transactions

Apartments/Multi-Family
Retail/Shopping Centers
Residential/Residential Income
Owner-User/SBA Financing
Office/Industrial
1031 Exchange/NNN