10-UNIT APARTMENT BUILDING IN LOS ANGELES

6312 BRYNHURST AVE

LOS ANGELES, CA 90043

Marcus & Millichap

THE SCINTA GROUP

PRESENTED BY:

ALEX SCINTA

Associate Investments – Marcus & Millichap

P: 424.405.3861

M: 585.880.8871

Alex.scinta@marcusmillichap.com

License: CA #02161763

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information.

Marcus & Millichap

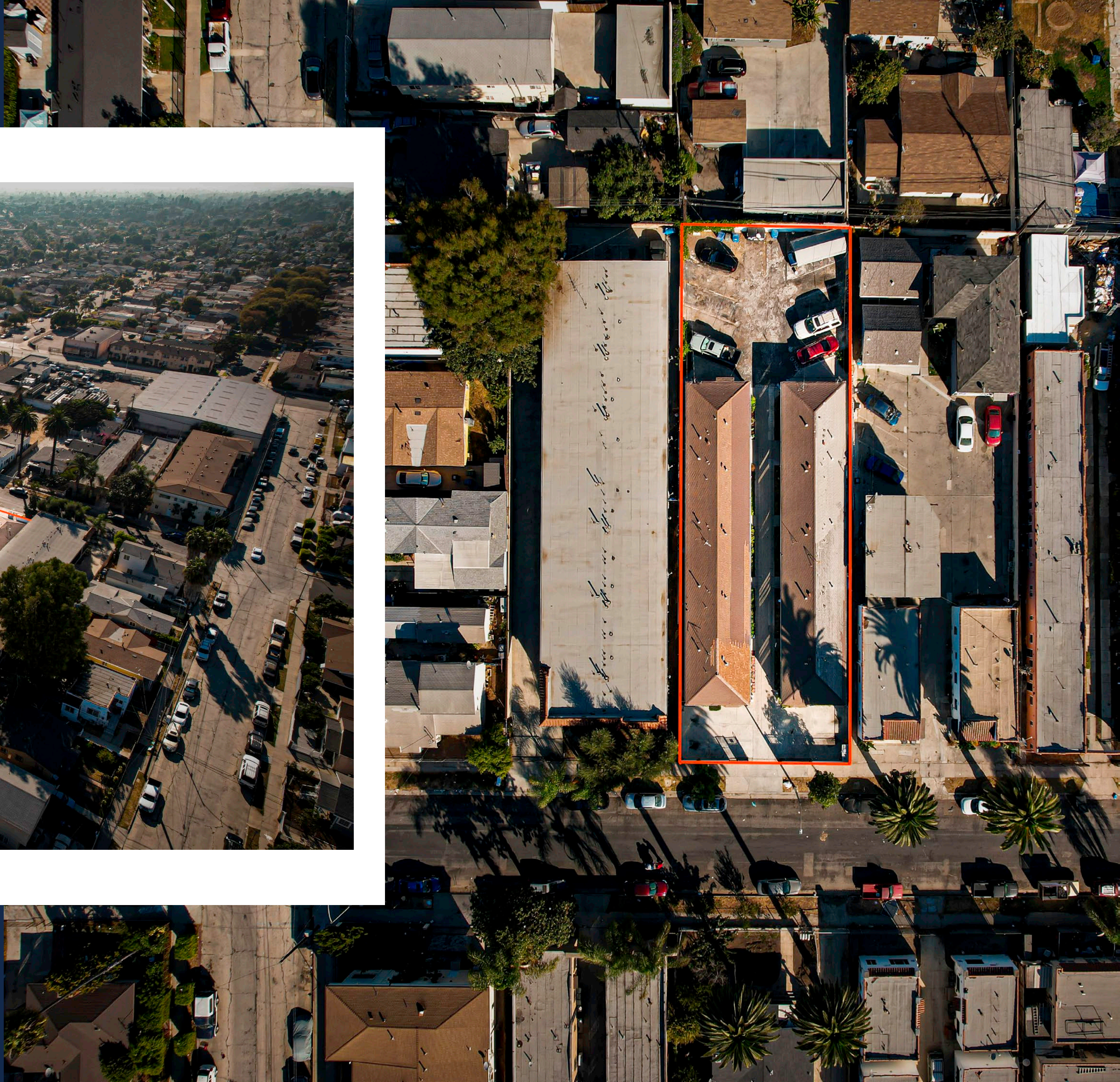
THE SCINTA GROUP

TABLE OF CONTENTS

PROPERTY OVERVIEW

6312 BRYNHURST AVE

- 10-unit apartment building located at 6312 Brynhurst Avenue in Los Angeles’ Park Mesa Heights neighborhood.
- Built in 1940, with ten 1-bedroom/1-bath units averaging approximately 489 SF each.
- Substantial Value add: Property offers approximately 49% rental upside, with existing rents significantly below market.
- Property come with plans for two detached ADUs:
  -375 SF 1-bedroom ADU
  -489 SF 2-bedroom ADU
- ADUs are projected to generate approximately $4,050 per month or $48,600 annually at estimated rents of $1,750 and $2,300 per month.
- Strong location near major employment corridors, transit routes, and the I-110 and I-405 Freeways.

RENT ROLL

UNIT	UNIT TYPE	SF	CURRENT RENT/MO	RENT/SF	MKT RENT/MO	MKT RENT/SF
6312	1 Bed 1 Bath	489	$904	$1.85	$1,750	$3.58
6312 1/4	1 Bed 1 Bath	489	$900	$1.84	$1,750	$3.58
6312 1/2	1 Bed 1 Bath	489	$915	$1.87	$1,750	$3.58
6312 3/4	1 Bed 1 Bath	489	$898	$1.84	$1,750	$3.58
6314	1 Bed 1 Bath	489	$839	$1.72	$1,750	$3.58
6314 1/4	1 Bed 1 Bath	489	$908	$1.86	$1,750	$3.58
6314 1/2	1 Bed 1 Bath	489	$1,704	$3.48	$1,750	$3.58
6314 3/4	1 Bed 1 Bath	489	$1,361	$2.78	$1,750	$3.58
6316	1 Bed 1 Bath	489	$1,650	$3.37	$1,750	$3.58
6316 1/2	1 Bed 1 Bath	489	$1,650	$3.37	$1,750	$3.58
TOTAL		**4,890**	**$11,729**	**$2.40**	**$17,500**	**$3.58**

UNIT TYPE SUMMARY

UNIT TYPE	# UNITS	AVG SF	AVG CURRENT RENT	AVG RENT/SF	MONTHLY INCOME	AVG MKT RENT	MKT INCOME
1 Bed 1 Bath	10	489	$1,173	$2.40	$11,729	$1,750	$17,500
Totals/Avg.	**10**	**489**	**$1,173**	**$2.40**	**$11,729**	**$1,750**	**$17,500**

Gross Annualized Rents: Current $140,750 | Market $210,000

FINANCIAL ANALYSIS

SUMMARY

PRICE	$1,650,000
DOWN PAYMENT	40% / $660,000
# OF UNITS	10
PRICE / UNIT	$165,000
PRICE / SF	$337
RENTABLE SF	4,890
LOT SIZE	11,326 SF
YEAR BUILT	1940

LIST PRICE

$1,650,000

5.05% CAP RATE

$165,000 PER UNIT

$337 PER SF

INCOME	CURRENT	MARKET	PER UNIT
Gross Scheduled Rent	$140,750	$218,400	$21,840
Physical Vacancy (3%)	($4,223)	($6,552)	($655)
Effective Rental Income	$136,528	$211,848	$21,185
EFFECTIVE GROSS INCOME	**$136,528**	**$211,848**	**$21,185**

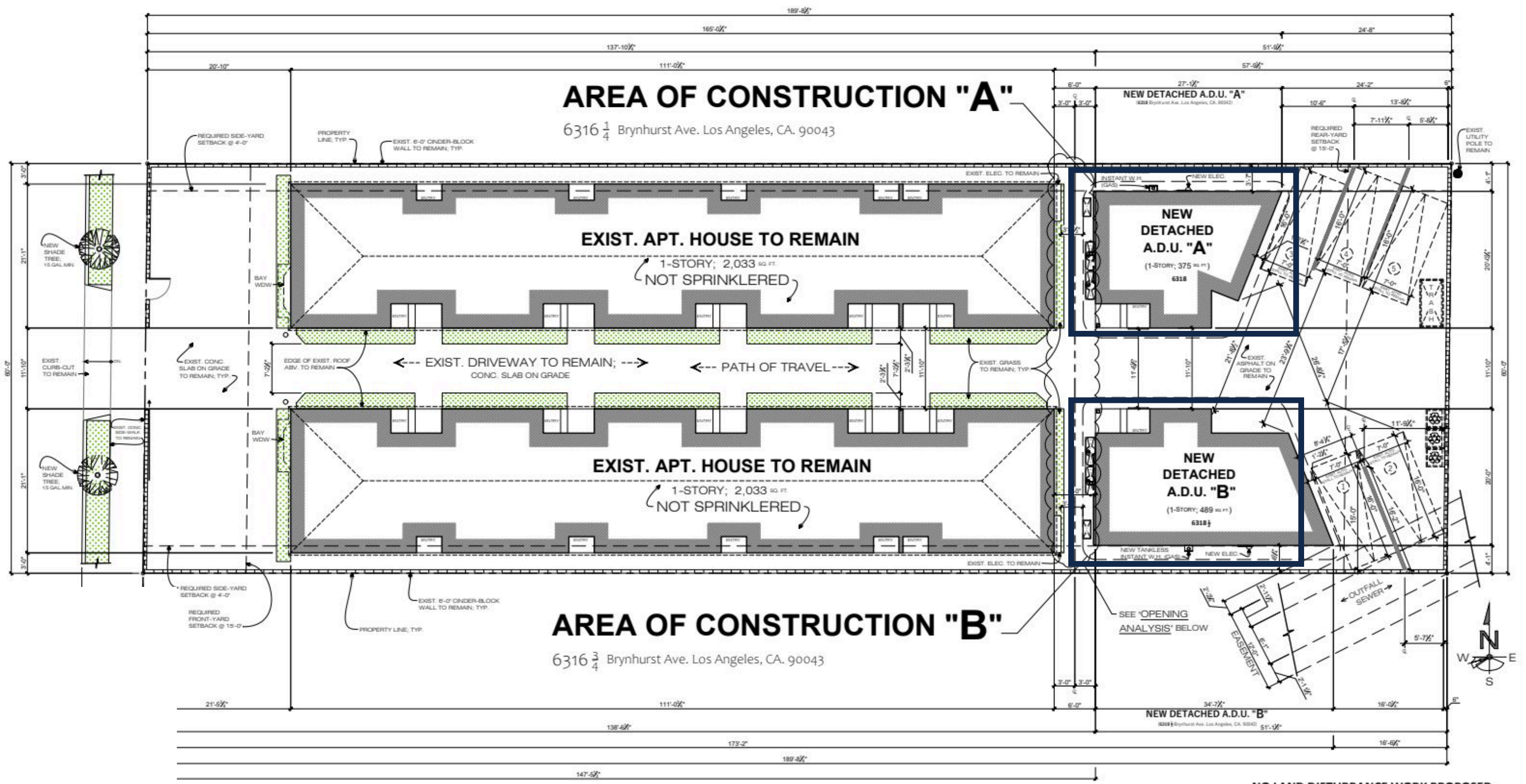
RETURNS	CURRENT	MARKET
CAP Rate	5.05%	9.43%
GRM	11.72	7.55
Cash-on-Cash	1.55%	12.49%
Debt Coverage Ratio	1.14	2.13

FINANCING	
Loan Amount	$990,000
Loan Type	New
Loan to Value	60%
Interest Rate	6.25%
Amortization	30 Years
Loan Term	5 Years

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$21,450	$21,450
Insurance	$4,969	$4,969
Utilities - Water/Sewer	$10,495	$10,495
Trash Removal	$7,629	$7,629
Repairs & Maintenance	$2,000	$2,000
Operating Reserves	$1,000	$1,000
Management Fee (4%)	$5,630	$8,736
TOTAL EXPENSES	**$53,173**	**$56,279**
NET OPERATING INCOME	**$83,355**	**$155,569**

Market income reflects 4.0% Year 1 rent growth applied to rent roll market rents of $210,000.
Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

ADU DEVELOPMENT



- **New detached ADU**
- **Existing apartment buildings —** 10 units, remain in place
- **Existing driveway, parking and landscape —** to remain; no land disturbance proposed

POTENTIAL TO BUILD TWO NEW DETACHED ADUs

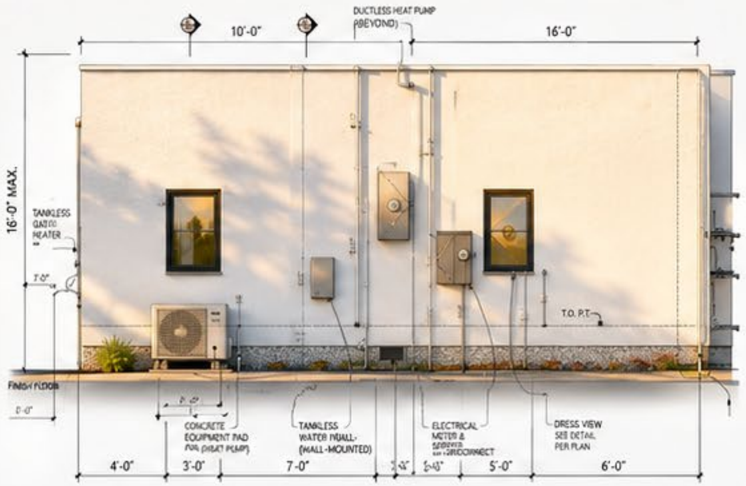
- **ADU "A" — 375 SF, 1 BD / 1 BA:** Expired Permit No. 21010-10000-05885 · 6318 Brynhurst Ave.
- **ADU "B" — 489 SF, 2 BD / 1 BA:** Expired Permit No. 21010-10000-06550 · 6318½ Brynhurst Ave.
- Both 1-story, Type V construction, 16'-0" max. height — 864 SF of new residential floor area.
- **Final density:** 10 existing units + 2 ADUs on an 11,381 SF R3 lot.
- Both existing apartment buildings remain in place

ADDITIONAL INCOME AT COMPLETION

ADU "A" — 1 BD / 1 BA	**$1,750 / mo.**
ADU "B" — 2 BD / 1 BA	**$2,300 / mo.**
TOTAL	**$4,050 / mo. · $48,600 / yr.**

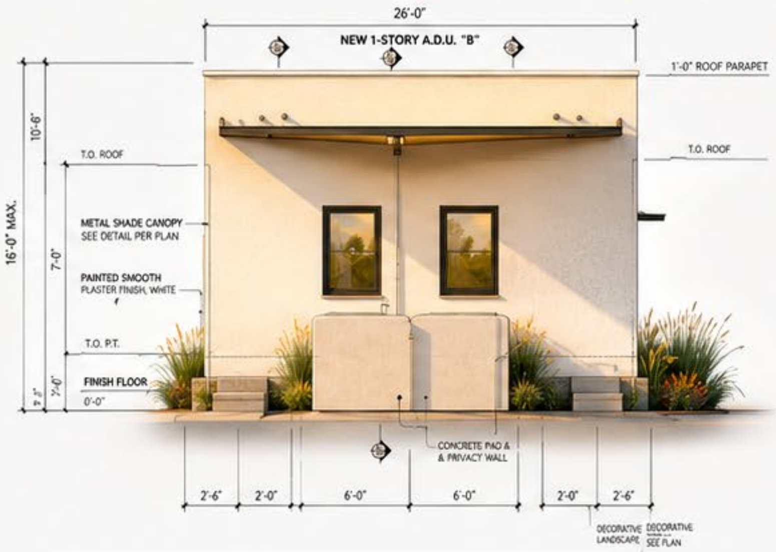
ADU ELEVATIONS | NEW 1-STORY DETACHED ADU

NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

DESIGN & FINISHES

- Smooth white plaster walls; flat cool roof with parapet; 16'-0" max. height.
- Ductless mini-split heat pump, tankless gas water heater, 130-gal. rain tanks per approved LID plan.
- **Shown:** ADU "B" — 489 SF, 2 BD / 1 BA ($2,300 / mo.). ADU "A" — 375 SF, 1 BD / 1 BA ($1,750 / mo.) — same 1-story design and finish palette.

ALEX SCINTA

Associate Director Investments
O: 424.405.3861 | M: 585.880.8871
Alex.scinta@marcusmillichap.com • License: CA #02161763

Marcus & Millichap

THE SCINTA GROUP