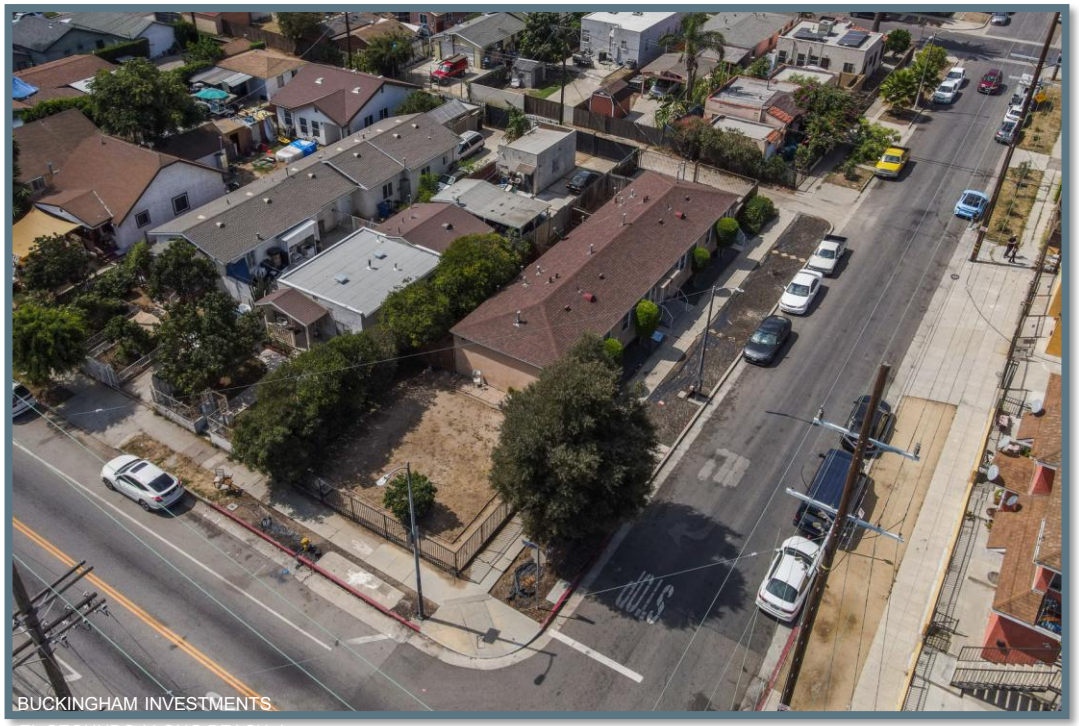
706 W 90th St, Los Angeles

$990,000 | 11.79 GRM | 5.0% Cap Rate



OFFERING MEMORANDUM PRESENTED BY:

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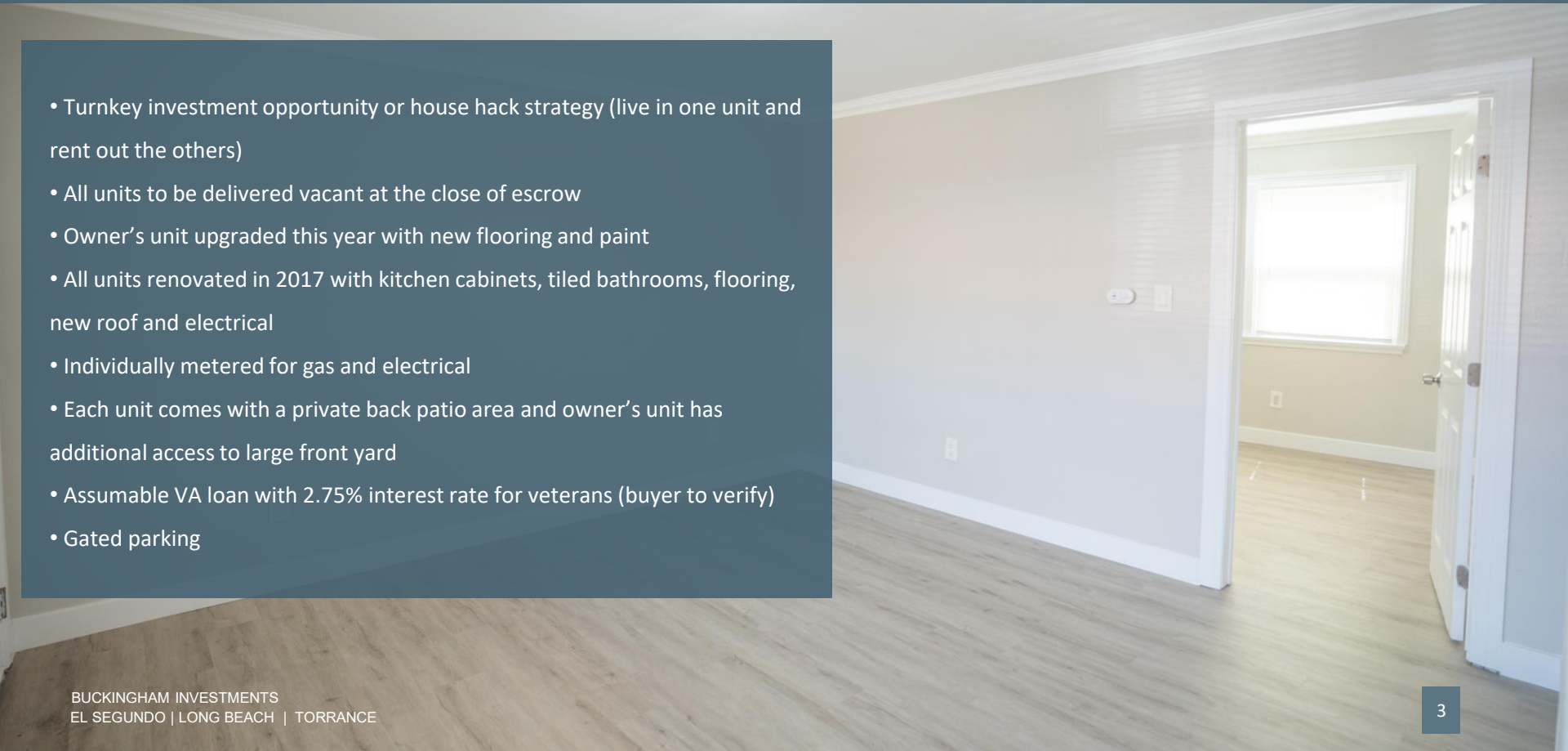
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INVESTMENT HIGHLIGHTS



- Turnkey investment opportunity or house hack strategy (live in one unit and rent out the others)
- All units to be delivered vacant at the close of escrow
- Owner's unit upgraded this year with new flooring and paint
- All units renovated in 2017 with kitchen cabinets, tiled bathrooms, flooring, new roof and electrical
- Individually metered for gas and electrical
- Each unit comes with a private back patio area and owner's unit has additional access to large front yard
- Assumable VA loan with 2.75% interest rate for veterans (buyer to verify)
- Gated parking

AREA OVERVIEW

Located in South LA's Vermont Knolls neighborhood, 706 W 90th St offers residents convenient access to everyday green space and community amenities, including Vermont Miracle Park and the Algin Sutton Recreation Center across the street, which features a pool, sports fields, and a gymnasium.

Families are served by Raymond Avenue Elementary and the well-rated Alliance Judy Ivie Burton Technology Academy charter high school nearby.

The property sits within about 5 miles of major entertainment destinations, including Exposition Park (home to BMO Stadium, the LA Memorial Coliseum, and several museums) and SoFi Stadium/Hollywood Park in Inglewood, putting residents close to some of LA's biggest sports and entertainment venues.

Property subject to LA RSO.



INVESTMENT SUMMARY

ANNUALIZED OPERATING DATA

GENERAL INFORMATION

Price	$990,000
Year Built	1948
Units	4
Building Sq. Ft	2,016
Lot Sq. Ft	5,905
Price / Sq. Ft	$491
Price / Lot Sq. Ft	$168
Price / Unit	$247,500
Current GRM	11.79
@ Market GRM	11.79
Current Cap Rate	5.0%
@ Market Cap Rate	5.0%

Income	Actual	Pro Forma
Gross Scheduled Rents	$84,000	$84,000
Parking Income	-	-
Less Vacancy @ 5%	($4,200)	($4,200)
Effective Gross Income	**$79,800**	**$79,800**
Expenses	Actual	Market
Taxes (est.)	$11,138	$11,138
Insurance	$3,528	$3,528
Repairs/Maintenance	$4,277	$3,990
Property Management	$5,469	$4,788
Utilities	$3,026	$3,026
Pest Control	$495	$1,200
Cleaning	$1,640	$1,800
City Licensing and Permits	$529	$529
Total Expenses	**($30,102)**	**($29,999)**
Net Operating Income	**$49,698**	**$49,801**

PROPOSED FINANCING

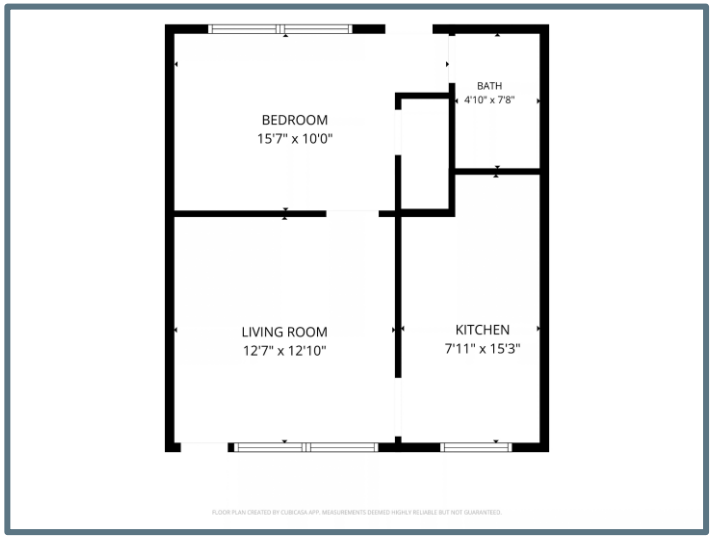
Loan Amount (75%)	$742,500
Down Pmt (25%)	$247,400
Rate (%)	7.125%
Amortization (years)	30
Payment (monthly)	($5,002)
Debt Cov. Ratio	0.82

ASSUMABLE VA LOAN

Loan Amount (__%)	$_____
Down Pmt (___%)	$_____
Rate (%)	2.75%
Amortization (years)	30
Payment (monthly)	($_____)
Debt Cov. Ratio	____

Only Veterans can qualify for Assumable VA Loan

RENT ROLL



Unit	TYPE	Status	MARKET RENT
706*	1BD/1BA	Vacant	$1,750
708	1BD/1BA	Vacant by 9/26	$1,750
710	1BD/1BA	Vacant	$1,750
712	1BD/1BA	Vacant	$1,750
TOTAL			**$7,000**

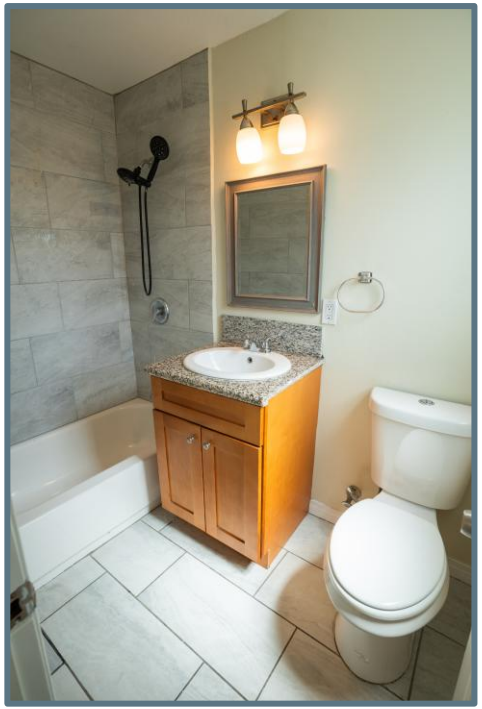
*Owner's unit with access to front yard



PROPERTY PHOTOS











PROPERTY PHOTOS











PROPERTY PHOTOS





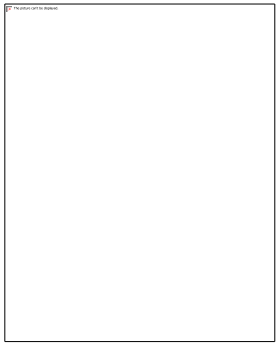


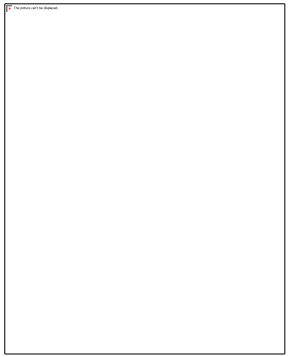






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