# 331 S Avenue 20, Los Angeles, CA 900316 Unit Multifamily Investment | Prime Lincoln Heights



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#### Property Profile

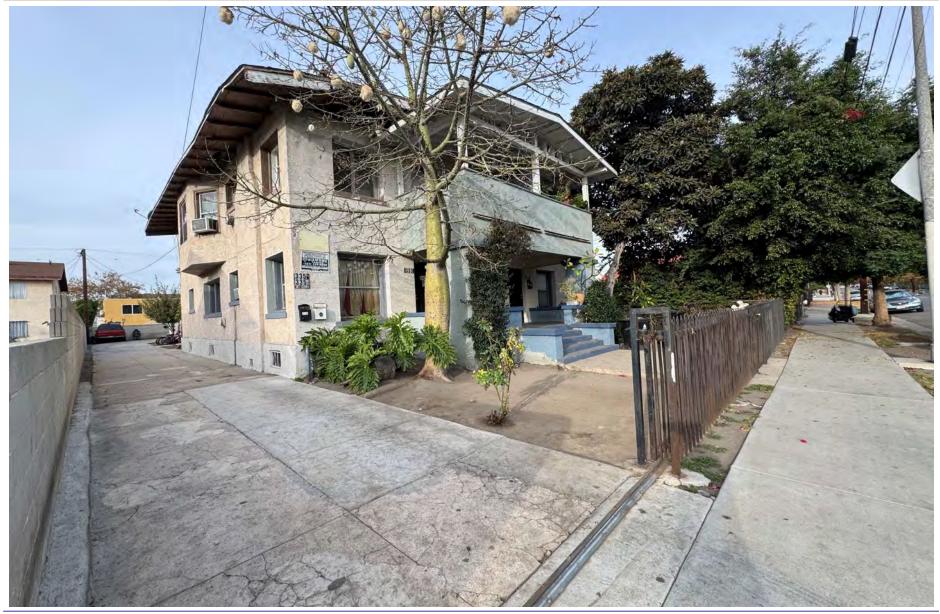
Property Address:	331 S Avenue 20 Los Angeles, CA 90031	
Assessor Parcel #:	5447-031-016	
Units:	6	
Year Built:	1912 / 1921	
Building Size:	4,115	
Lot Size:	8,278	Dunner Harris A. Constant of the second state of the second state of the second state of the second state of the
Zoning:	LARD2	
Construction:	W/F Stucco	
Roof Type:	Composite	
Parking:	Onsite	

#### Investment Highlights

- Prime Lincoln Heights Location Located South of the 5 Freeway and Walking Distance to N Broadway
- Located 1 Mile from USC Health Sciences Campus and a Short 10 Minute Drive to Cal State LA
- Walk Score of 81
- Significant Upside in Rental Income
- ADU Income Potential



### Subject Photos



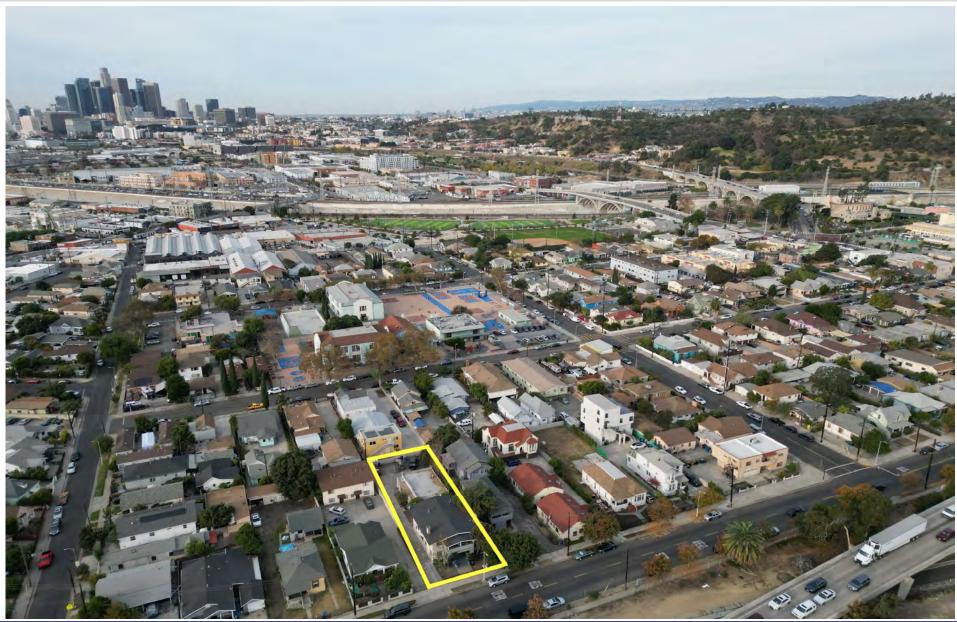


#### Subject Photos



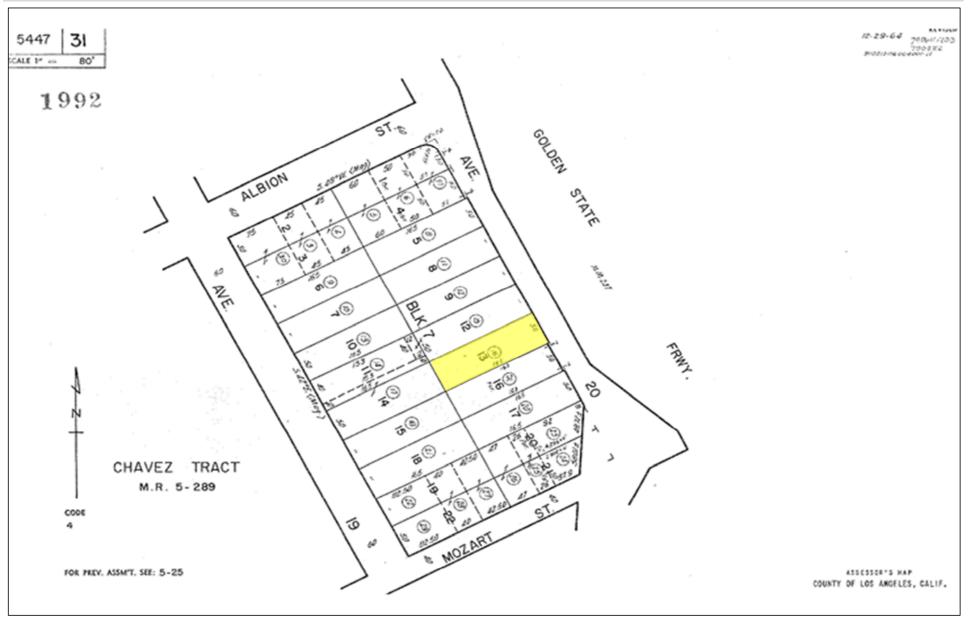


Subject Aerial











Unit #	Unit Type	Current Rent		Market Ren
331	1 bd + 1 ba	\$1,103		\$1,850
331 1/2	1 bd + 1 ba	\$1,061	Manager	\$1,850
333	1 bd + 1 ba	\$1,424		\$1,850
333 1/2	1 bd + 1 ba	\$1,210		\$1,850
335	1 bd + 1 ba	\$1,174		\$1,850
335 1/2	1 bd + 1 ba	\$1,426		\$1,850
	TOTAL:	\$7,398		\$11,100



# 331 S Ave 20, Los Angeles, CA 90031

Combined Financial Analysis



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Price		\$ 960,000
Down Payment	40%	\$ 384,000
First Trust Deed		\$ 576,000
Interest Rate		5.45%
Price / Unit		\$ 160,000
Price / Sq Foot		\$ 233.29
GRM		10.53
GRM (Proforma)		7.08
Cap Rate		4.79%
Cap Rate (Proforma)		8.53%

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Agent Contact
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No. of Units Type		Current Rent Range	Current Income		Market Rent		Market Income	
6	1 bd + 1 ba	\$ 1,061 - 1,371	\$	7,398	\$	1,850	\$	11,100
otal Sched	uled Rent		\$	7,398			\$	11,100
Pet Fee Inco	ome		\$	200			\$	200

		Current		Market		
Total Scheduled Gross Income		\$	91,173	-	\$	135,600
Vacancy Rate	1.0%	\$	912	3.0%	\$	4,068
Effective Operating Income		\$	90,261		\$	131,532
Expenses						
Property Taxes & D.A.		\$	12,558		\$	12,558
New Insurance Quote		\$	6,173		\$	6,173
Water		\$	6,600		\$	6,600
Landscaping		\$	1,200		\$	1,200
Professional Management	5.0%	\$	4,513	5.0%	\$	6,577
Repairs & Maintenance	8.0%	\$	7,221	8.0%	\$	10,523
Reserves for Replacement		\$	6,000		\$	6,000
Total Expenses		\$	44,265		\$	49,630
Expenses Per Unit		\$	7,377		\$	8,272
Expenses Per Square Foot		\$	10.76		\$	12.06
Net Operating Income		\$	45,996		\$	81,902
Less Debt Service		\$	39,029		\$	39,029
Pre-Tax Cash Flow		\$	6,967		Ş	<mark>42,873</mark>
Pre-Tax Cash Flow		\$	6,967 1.81%		\$	42,87 11.16

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the condition of the property. Property laxes are based on a reassessment at the current tax role. RE/MAX Commercial & Investment Realty and Agent make no warranty or representation about the content of this offering memorandum. It is your responsibility to indendependity confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent of future performance of the property. The presence of making adversely affect the property and the health of some. If you have questions or concerns regarding this issue conduct further inspections by a questional.