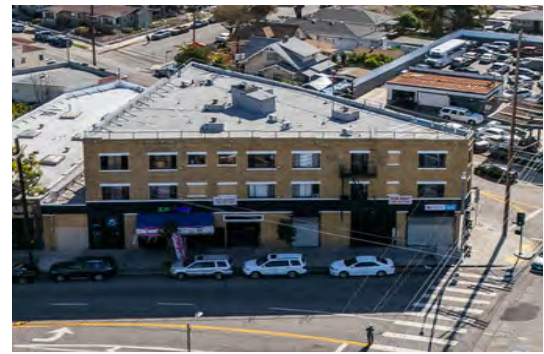
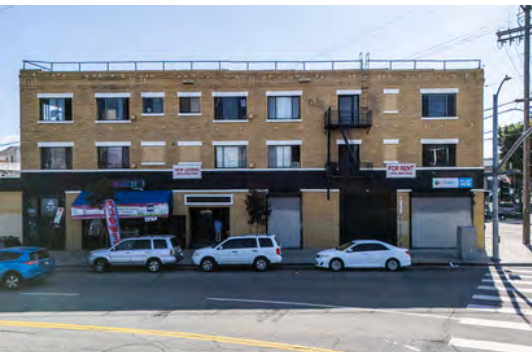




# THE LOFTS



**Mixed-Use: 16u + 5 Retail | Boyle Heights | \$4,995,000**  
**2195 Whittier Blvd. Los Angeles, CA 90023**



Rare Boyle Heights mixed-use opportunity with curb appeal & excellent income



Select units with views of DTLA Skyline & The 6th St Bridge



Highly renovated and spacious units with diverse floorplans



RUBS program in place for utilities



Comprised of 16 units + 5 ground-floor retail spaces



Highly trafficked signaled corner off Whittier Blvd. & Boyle Ave



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**2195 Whittier Blvd. Los Angeles, CA 90023**

**16 Units + 5 Retail**

SUMMARY	CURRENT	MARKET
<b>Purchase Price:</b>	<b>\$4,995,000</b>	
Down Payment: 40%	\$1,998,000	
Number of Units:	21	
<b>Cost per Legal Unit:</b>	<b>\$237,857</b>	
<b>Current GRM:</b>	<b>10.38</b>	<b>8.87</b>
<b>Current CAP:</b>	<b>5.79%</b>	<b>7.38%</b>
Year Built:	1914 / 1916	
Approx. Building SF:	15,244	
<b>Cost per Building SF:</b>	<b>\$327.67</b>	
Approx. Lot SF:	6,267	
Zoning:	LAC2	
Gated Parking:	Street	

PROPOSED FINANCING	
Loan:	\$2,997,000
Interest:	6.90%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
<b>Scheduled Gross Income:</b>	<b>\$481,298</b>	<b>\$563,196</b>
Less Vacancy Reserve:	(\$14,439) 3.00% *	(\$16,896) 3.00% *
<b>Gross Operating Income:</b>	<b>\$466,859</b>	<b>\$546,300</b>
Less Expenses:	(\$177,532) 36.89% *	(\$177,532) 31.52% *
<b>Net Operating Income:</b>	<b>\$289,327</b>	<b>\$368,768</b>
Less Debt Service:	(\$236,859)	(\$236,859)
<b>Pre-Tax Cash Flow:</b>	<b>\$52,468</b> 2.63% **	<b>\$131,909</b> 6.60% **
Plus Principal Reduction:	\$31,035	\$31,035
<b>Total Return Before Taxes:</b>	<b>\$83,503</b> 4.18% **	<b>\$162,944</b> 8.16% **

\* As a percentage of Scheduled Gross Income. \*\*As a percentage of Down Payment.

HIGHLIGHTS	
<b>Property</b>	
* High-income mixed-use asset	
* Beautifully renovated units	
* 5 ground floor retail tenants	
* +/- 16% rental upside potential	
<b>Location</b>	
* Blocks from The Hip Arts District	
* High demand rental market	
* 2 block to Hollenbeck Park	
* Easy access to 101, 5, & 10 fwys	

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
7	S+1	-	\$1,585	\$11,095	\$1,695	\$11,865
9	1+1	-	\$1,763	\$15,863	\$2,095	\$18,855
3	Retail	900	\$1,983	\$5,950	\$2,475	\$7,425
1	Retail	1,000	\$2,750	\$2,750	\$2,750	\$2,750
1	Retail	1,600	\$3,500	\$3,500	\$4,400	\$4,400
<b>Monthly Scheduled Rent:</b>			<b>\$39,158</b>		<b>\$45,295</b>	
Laundry Income:						
Pet Income:			\$75		\$75	
RUBS Income:			\$875		\$1,563	
<b>Monthly SGI:</b>			<b>\$40,108</b>		<b>\$46,933</b>	
<b>Annual SGI:</b>			<b>\$481,298</b>		<b>\$563,196</b>	
<b>Utilities Paid by Tenant:</b>			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2024	
Tax Rate	1.25%	\$62,438
Insurance (New)	\$36,000	
Maint. / Repairs	\$12,000	
Utilities	\$36,000	
Rubbish	\$3,000	
Misc	\$4,000	
Off-Site Mgmt.	\$24,095	
<b>Total Expenses:</b>	<b>\$177,532</b>	
<b>Per Gross Sq. Ft.:</b>	<b>\$11.65</b>	
<b>Expenses Per Unit:</b>	<b>\$8,453.92</b>	

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<b>PROPERTY ADDRESS</b> 2195 Whittier Blvd	<b>CITY</b> Los Angeles	<b>STATE</b> CA	<b>ZIP CODE</b> 90023
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<b>TOTAL # OF UNITS</b> 21 (Mixed-Use)	<b># OF VACANT UNITS</b> 4	<b># OF FURNISHED UNITS</b> 0	<b># OF SECTION 8 UNITS</b> Unknown
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Unit	TENANT'S NAME	SQ. FT.	RENTS	NOTES	RENT P/SF	Lease	CONCESSIONS
745		900	\$1,500.00		\$1.67		
747-749		1,000	\$2,750.00	Vacant	\$2.75		
768		900	\$2,250.00		\$2.50		
770		900	\$2,200.00		\$2.44		
2195		1,600	\$3,500.00		\$2.19		
<b>Total</b>		<b>5,300</b>	<b>\$12,200.00</b>				

APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
100		1   1		\$1,995.00				
101		S   1		\$1,570.00				
102		S   1		\$1,695.00	Vacant			
103		S   1		\$1,595.00	Under Eviction			
104		S   1		\$1,695.00	Vacant			
105		S   1		\$1,350.00				
106		1   1		\$1,995.00				
107		1   1		\$1,836.45				
200		1   1		\$1,995.00				
201		S   1		\$1,495.00	Under Eviction			
202		S   1		\$1,695.00	Vacant			
203		1   1		\$1,800.00				
204		1   1		\$1,695.00				
205		1   1		\$656.71				
206		1   1		\$1,995.00				
207		1   1		\$1,895.00	Under Eviction			
<b>Total</b>				<b>\$26,958.16</b>				

MONTHLY RENTAL INCOME:	\$39,158.16
MONTHLY PET INCOME:	\$75.00
MONTHLY RUBS INCOME:	\$875.00
MONTHLY OTHER INCOME:	\$0.00
<b>TOTAL GROSS MONTHLY INCOME:</b>	<b>\$40,108.16</b>

**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent?

<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Gas
<input checked="" type="checkbox"/> Garbage	<input type="checkbox"/> Heat
<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Water

Is the property subject to rent control?

YES  NO

If YES, what is the current allowable increase per annum?

What has been your average monthly occupancy rate over the preceding 12 Months?

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