



THE JEFFERSON



8 UNITS | +/- 88% Rental Upside Potential | \$1,640,000
3044 Edgehill Dr. Los Angeles, CA 90018



±88% rental upside potential



Attractive cost per unit and cost per sf



Very spacious 1-bedroom + 1-bath units with two separate entrances



Individually metered for gas & electric and in-unit hot water heaters



Newer roof and copper plumbing



Excellent value-added investment opportunity



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3044 Edgehill Dr. Los Angeles, CA 90018

8 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,640,000	
Down Payment: 100%	\$1,640,000	
Number of Units:	8	
Cost per Legal Unit:	\$205,000	
Current GRM:	13.99	7.44
Current CAP:	4.13%	10.23%
Year Built:	1929	
Approx. Building SF:	7,574	
Cost per Building SF:	\$216.53	
Approx. Lot SF:	8,005	
Zoning:	LARD1.5	
Parking:	7	

ALL CASH	
Loan:	
Interest:	6.75%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$117,252	\$220,320
Less Vacancy Reserve:	(\$3,518) 3.00% *	(\$6,610) 3.00% *
Gross Operating Income:	\$113,734	\$213,710
Less Expenses:	(\$45,958) 39.20% *	(\$45,958) 20.86% *
Net Operating Income:	\$67,776	\$167,752
Less Debt Service:		
Pre-Tax Cash Flow:	\$67,776 4.13% **	\$167,752 10.23% **

HIGHLIGHTS
Property
* Massive 1-Bedroom units
* Individual hot water heaters
* Newer roof & copper plumbing
* Section 8 approved strong rent
* +/- 88% rental upside potential
Location
* Prime Jefferson Park location
* Central Los Angeles location
* Near public transit & fwys

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
8	1+1	-	\$1,221	\$9,771	\$2,295	\$18,360
Monthly Scheduled Rent:				\$9,771	\$18,360	
Laundry Income:						
Parking Income:						
RUBS Income:						
Monthly SGI:				\$9,771	\$18,360	
Annual SGI:				\$117,252	\$220,320	
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2024	
Tax Rate	1.25%	\$20,500
Insurance (New)		\$8,142
Maint. / Repairs		\$4,762
Utilities		\$4,691
Misc. / Reserves		\$2,000
Off-Site Mgmt.		\$5,863
Total Expenses:		\$45,958
Per Gross Sq. Ft.:		\$6.07
Expenses Per Unit:		\$5,744.78

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PROPERTY ADDRESS					CITY	STATE	ZIP CODE	
3044 Edgehill Dr					Los Angeles	CA	9018	
TOTAL # OF UNITS		# OF VACANT UNITS			# OF FURNISHED UNITS		# OF SECTION 8 UNITS	
8		0			0		Unknown	
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
1		1	1	\$887.35				
2		1	1	\$1,450.00			Y	
3		1	1	\$1,470.00			Y	
4		1	1	\$2,295.00				
5		1	1	\$770.58				
6		1	1	\$1,359.00			Y	
7		1	1	\$732.02				
8		1	1	\$807.01				
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MONTHLY RENTAL INCOME:	\$9,770.96
MONTHLY LAUNDRY INCOME:	\$0.00
MONTHLY GARAGE INCOME:	\$0.00
MONTHLY OTHER INCOME:	\$0.00
TOTAL GROSS MONTHLY INCOME:	\$9,770.96

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent? Is the property subject to rent control? YES NO

<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	If YES, what is the current allowable increase per annum? 3%
<input checked="" type="checkbox"/> Garbage	<input type="checkbox"/> Heat	
<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Water	What has been your average monthly occupancy rate over the preceding 12 Months? 98%

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