



The Jefferson



8 Units | $\pm 85\%$ Rental Upside Potential | \$1,575,000

3044 Edgehill Dr. Los Angeles, CA 90018



$\pm 85\%$ rental upside potential



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



Attractive cost per unit and cost per sf



Newer roof and copper plumbing



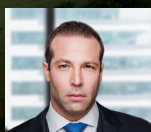
Very spacious 1-bedroom + 1-bath units with two separate entrances



7 covered onsite parking spaces



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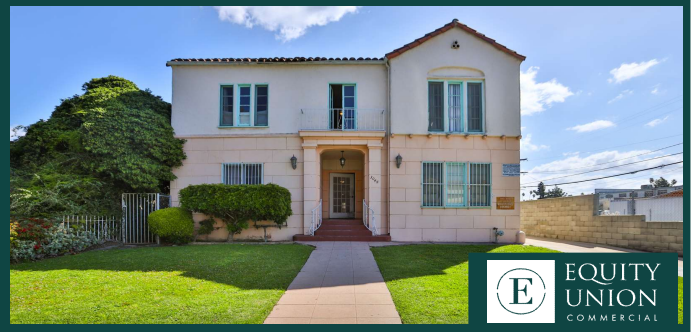


**EQUITY
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8 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,575,000	
Down Payment: 57%	\$897,750	
Number of Units:	8	
Cost per Legal Unit:	\$196,875	
Current GRM:	13.26	7.15
Current CAP:	4.29%	10.54%
Year Built:	1929	
Approx. Building SF:	7,574	
Cost per Building SF:	\$207.95	
Approx. Lot SF:	8,005	
Zoning:	LARD1.5	
Parking:	7	

ALL CASH	
Loan:	\$677,250
Interest:	6.00%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$118,786	\$220,320
Less Vacancy Reserve:	(\$3,564) 3.00% *	(\$6,610) 3.00% *
Gross Operating Income:	\$115,222	\$213,710
Less Expenses:	(\$47,648) 40.11% *	(\$47,648) 21.63% *
Net Operating Income:	\$67,575	\$166,063
Less Debt Service:	(\$48,725)	(\$48,725)
Pre-Tax Cash Flow:	\$18,849 2.10% **	\$117,337 13.07% **
Plus Principal Reduction:	\$8,317	\$8,317
Total Return Before Taxes:	\$27,166 3.03% **	\$125,654 14.00% **

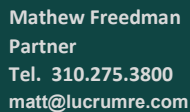
* As a percentage of Scheduled Gross Income. ** As a percentage of Down Payment.

HIGHLIGHTS
Property
* Massive 1-Bedroom units
* Individual hot water heaters
* Newer roof & copper plumbing
* Section 8 approved strong rent
* +/- 86% 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.
8	1+1	-
	Monthly Avg. Rent / Unit	Monthly Income
	\$1,237	\$9,899
	Monthly Rent / Unit	Monthly Income
	\$2,295	\$18,360
Monthly Scheduled Rent:	\$9,899	\$18,360
Laundry Income:		
Parking Income:		
RUBS Income:		
Monthly SGI:	\$9,899	\$18,360
Annual SGI:	\$118,786	\$220,320
Utilities Paid by Tenant:	Electricity & Gas	

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$19,688
Insurance (New)		\$10,709
Maint. / Repairs		\$6,000
Utilities		\$3,312
Misc. / Reserves		\$2,000
Off-Site Mgmt.		\$5,939
Total Expenses:		\$47,648
Per Gross Sq. Ft.:		\$6.29
Expenses Per Unit:		\$5,955.97

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MONTHLY RENTAL INCOME:	\$9,898.83
MONTHLY LAUNDRY INCOME:	\$0.00
MONTHLY GARAGE INCOME:	\$0.00
MONTHLY OTHER INCOME:	\$0.00
TOTAL GROSS MONTHLY INCOME:	\$9,898.83

YES ☒ NO ☐

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

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