



La Prada Vista



8 Units | 2 New 1 Bed/1 Bath ADUs – RSO Exempt | \$2,295,000
6060 La Prada St. Los Angeles, CA 90042



Attractive 5.11% Cap Rate
at asking price



Select units offer
remodeled island kitchens
and modern baths



New roof and copper
plumbing



All new Siemens electrical
panels and meters



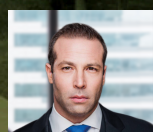
Over 60% of the building
consists of 2-bedroom units



Resurfaced driveway,
parking lot decking, & freshly
painted



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6060 La Prada St. Los Angeles, CA 90042

8 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$2,295,000	
Down Payment: 42%	\$975,000	
Number of Units:	8	
Cost per Legal Unit:	\$286,875	
Current GRM:	12.09	10.26
Current CAP:	5.11%	6.54%
Year Built:	1955 & 2024	
Approx. Building SF:	6,048	
Cost per Building SF:	\$379.46	
Approx. Lot SF:	9,195	
Zoning:	LARD1.5	
Parking:	4	

PROPOSED FINANCING	
Loan:	\$1,320,000
Interest:	5.66%
Interest Type:	3 Years Fixed
Term (Yrs.):	5
Amortization (Yrs.):	30
Pre-Payment:	2 Years
Loan Quote Provided By: Convoy Capital	

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$189,832	\$223,680
Less Vacancy Reserve:	(\$5,695) 3.00% *	(\$6,710) 3.00% *
Gross Operating Income:	\$184,137	\$216,970
Less Expenses:	(\$66,807) 35.19% *	(\$66,807) 29.87% *
Net Operating Income:	\$117,331	\$150,163
Less Debt Service:	(\$91,534)	(\$91,534)
Pre-Tax Cash Flow:	\$25,796 2.65% **	\$58,629 6.01% **
Plus Principal Reduction:	\$17,266	\$17,266
Total Return Before Taxes:	\$43,062 4.42% **	\$75,894 7.78% **
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.		

HIGHLIGHTS
Property
* 8 total units with 2 new ADU's
* New Siemens electrical panels
* 60% of the units are 2-bedroom
* Highly improved & modern units
Location
* Prime Highland Park location
* Minutes to South Pasadena & DTLA
* Blocks from The LA Metro Gold Line
* Close to shopping, dining & ent.

SCHEDULED INCOME	CURRENT	MARKET
No. of Units	Beds / Baths	Approx. Sq.Ft.
2	1+1 ADUs	-
1	1+1	-
5	2+1	-
	Monthly Avg. Rent / Unit	Monthly Income
	\$2,098	\$4,195
	\$1,413	\$1,413
	\$1,999	\$9,996
Monthly Scheduled Rent:	\$15,604	\$18,425
Laundry Income:	\$180	\$180
Other Income:	\$35	\$35
Monthly SGI:	\$15,819	\$18,640
Annual SGI:	\$189,832	\$223,680
Utilities Paid by Tenant:	Electricity & Gas	

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$28,688
Insurance (New)		\$10,642
Maint. / Repairs		\$7,600
Utilities & Trash		\$8,515
Misc. / Reserves		\$2,000
Off-Site Mgmt.		\$9,362
Total Expenses:		\$66,807
Per Gross Sq. Ft.:		\$11.05
Expenses Per Unit:		\$8,350.84

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PROPERTY ADDRESS					CITY		STATE	ZIP CODE	
6060 La Prada St					Highland Park		CA	90042	
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		2	1	\$2,295.00					
2		2	1	\$1,240.99					
3		1	1	\$1,412.96					
4		2	1	\$2,295.96					
5		2	1	\$1,778.58					
6		2	1	\$2,386.80					
7		1	1	\$2,095.00	ADU				
8		1	1	\$2,100.00	ADU				
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MONTHLY RENTAL INCOME:				\$15,605.29					
MONTHLY LAUNDRY INCOME:				\$180.00					
MONTHLY GARAGE INCOME:				\$0.00					
MONTHLY OTHER INCOME:				\$35.00					
TOTAL GROSS MONTHLY INCOME:				\$15,820.29					

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

<input type="checkbox"/>	Electricity	<input 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 ☐

* ADU's are not subject to RSO

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

3%

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

98%

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