



7705 HAMPTON AVENUE , WEST HOLLYWOOD, CA 90046
30 APARTMENT UNITS

OFFERING SUMMARY

Price	\$11,800,000
Down Payment	63% / \$7,434,000
Loan Amount	\$4,366,000
Loan Type	All Cash
Interest Rate / Amortization	4.25% / 30 Years
Units	30
Price Per Unit	\$393,333
Rentable SF	29,241
Price Per Rentable SF	\$404
Year Built/Renovated	1963

ASSET PERFORMANCE DATA

	CURRENT	PROFORMA
CAP Rate	2.82%	6.03%
Net Operating Income	\$333,156	\$711,124
GRM	19.59	11.73



INVESTMENT HIGHLIGHTS

- Excellent Unit Mix of Mostly Two and Three Bedroom Units! (Approximately 70 Percent o
- A+ West Hollywood Location!
- Approximately 70 Percent Rental Upside Through Renovation Plan!
- On-Site Laundry
- Gated Parking and 24/7 Camera Surveillance
- Large 16,656-Square Foot Lot Zoned WDR2

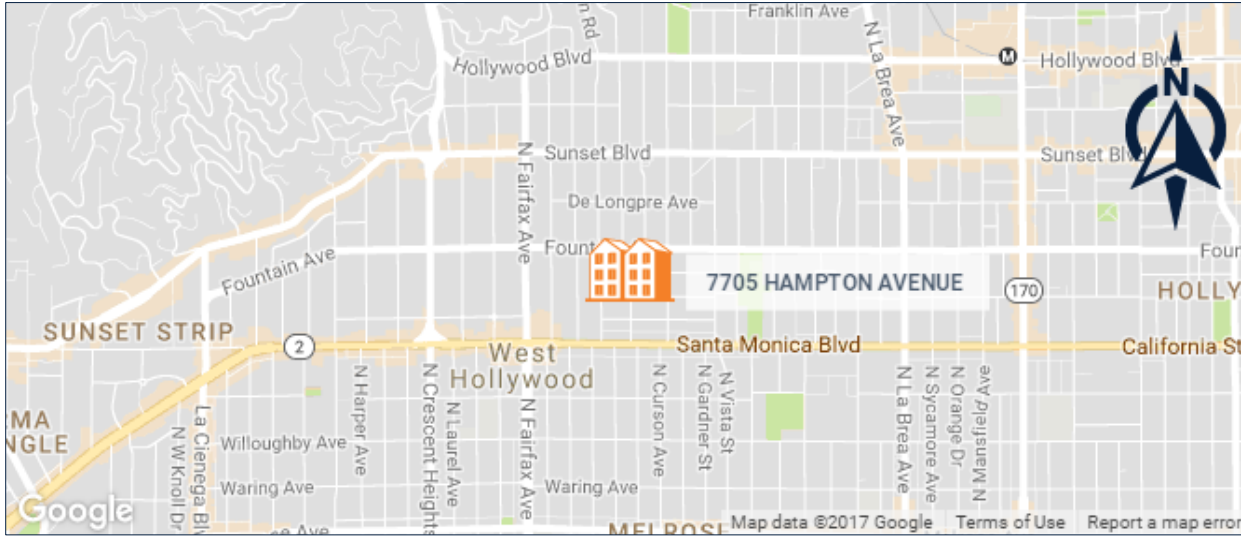
EXCLUSIVELY LISTED BY:

Tony Azzi
 Executive Managing Director Investments
 Senior Director, National Multi Housing
 Group
 Tel: (310) 909-5454
 Licenses: CA 00910513, CA 01325569
 tony.azzi@marcusmillichap.com
 www.marcusmillichap.com/TonyAzzi

Jordan Asheghian
 Licensed Assistant
 Tel: (310) 909-2345
 License: CA 01886605
 jordan.asheghian@marcusmillichap.com



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UNIT MIX								
UNIT COUNT	UNIT TYPE	AVERAGE SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	MONTHLY INCOME
3	Single 1Bath		\$0		\$3,397	\$1,650		\$4,950
6	1Bdr 1Bath		\$0		\$7,529	\$2,100		\$12,600
6	2Bdr 1Bath		\$0		\$8,901	\$2,750		\$16,500
6	2Bdr 2Bath		\$0		\$9,229	\$2,900		\$17,400
9	3Bdr 2Bath		\$0		\$21,143	\$3,600		\$32,400

OPERATING DATA		
Income	Current	Pro Forma
Gross Potential Rent	\$602,388	\$1,006,200
Other Income	\$3,000	\$3,000
Gross Potential Income	\$605,388	\$1,009,200
Less: Vacancy/Deductions (GPR)	2.5% / \$15,060	2.5% / \$25,155
Effective Gross Income	\$590,328	\$984,045
Less: Expenses	\$257,172	\$272,921
Net Operating Income	\$333,156	\$711,124
Net Cash Flow Before Debt Service	\$333,156	\$711,124
Debt Service	\$257,737	\$380,761
Debt Coverage Ratio	1.29	1.87
Net Cash Flow After Debt Service	1.0% / \$75,419	4.4% / \$330,363
Principal Reduction	\$73,605	\$108,738

EXPENSES		
Real Estate Taxes	\$138,131	\$138,131
Insurance	\$11,696	\$11,696
Utilities	\$31,150	\$31,150
Gardener	\$1,440	\$1,440
Repairs & Maintenance	\$31,150	\$31,150
Pest Control	\$900	\$900
On-Site Payroll	\$15,252	\$15,252
Management Fee	\$23,613	\$39,362
Trash Removal	\$2,400	\$2,400
Elevator	\$1,440	\$1,440
Total Expenses	\$257,172	\$272,921
Expenses per SF	\$8.79	\$9.33