



4553 WEST 17TH STREET, LOS ANGELES, CA 90019
8 APARTMENT UNITS

OFFERING SUMMARY

Price	\$1,795,000
Down Payment	47.77% / \$857,500
Loan Amount	\$937,500
Loan Type	Assumption
Interest Rate / Amortization	3.0% /
Units	8
Price Per Unit	\$224,375
Rentable SF	5,630
Price Per Rentable SF	\$319
Year Built/Renovated	1962

ASSET PERFORMANCE DATA

	CURRENT	PROFORMA
CAP Rate	3.78%	6.76%
Net Operating Income	\$67,833	\$121,280
GRM	16.12	10.64



INVESTMENT HIGHLIGHTS

- Great Unit Mix Composed of One and Two-Bedroom Units
- Over 50 Percent Upside in Rents!
- Separately Metered for Gas and Electric
- Select Units Offer Private Balconies/Patios
- Strong Mid-City Location - Just South of Miracle Mile and Pico-Robertson
- Walkscore.com Rates 4553 West 17th Street Very Walkable (82 Walk Score)

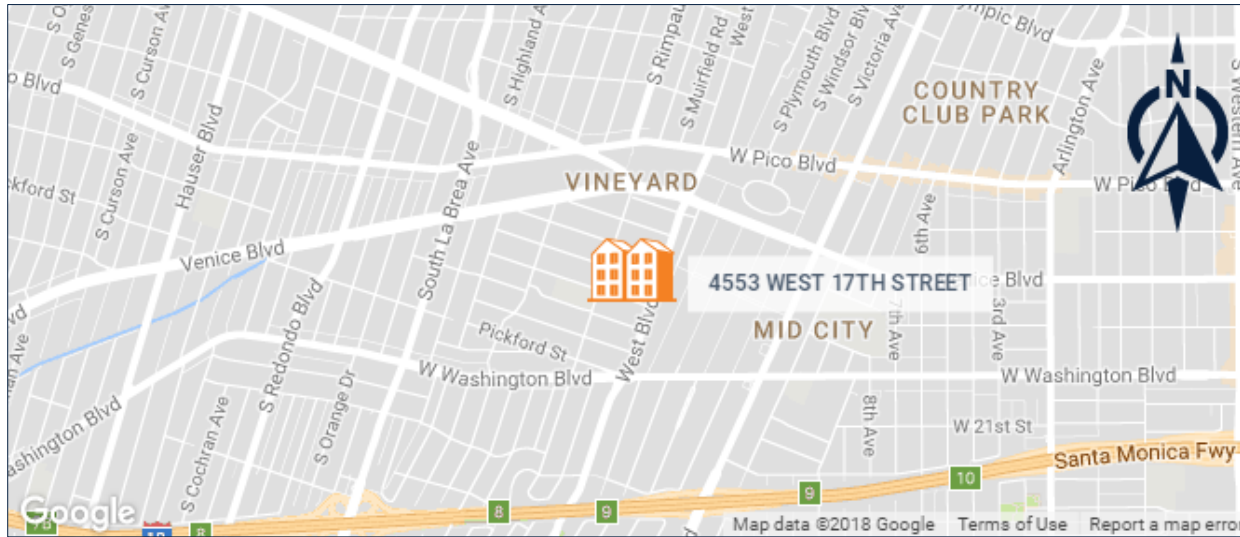
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OPERATING DATA

Income	Current	Pro Forma
Gross Potential Rent	\$111,324	\$168,720
Other Income	\$1,200	\$1,200
Gross Potential Income	\$112,524	\$169,920
Less: Vacancy/Deductions (GPR)	3.0% / \$3,340	3.0% / \$5,062
Effective Gross Income	\$109,184	\$164,858
Less: Expenses	\$41,351	\$43,578
Net Operating Income	\$67,833	\$121,280
Net Cash Flow Before Debt Service	\$67,833	\$121,280
Debt Service	\$28,125	\$28,125
Debt Coverage Ratio	2.41	4.31
Net Cash Flow After Debt Service	4.6% / \$39,708	10.9% / \$93,155
Total Return	4.6% / \$39,708	10.9% / \$93,155

EXPENSES

Real Estate Taxes	\$21,414	\$21,414
Insurance	\$1,680	\$1,680
Utilities	\$5,626	\$5,626
Repairs & Maintenance	\$4,844	\$4,844
Waste Disposal	\$1,800	\$1,800
Gardening Services	\$1,200	\$1,200
Pest Control	\$420	\$420
Management Fee	\$4,367	\$6,594
Total Expenses	\$41,351	\$43,578
Expenses per SF	\$7.34	\$7.74

UNIT MIX

UNIT COUNT	UNIT TYPE	AVERAGE SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	MONTHLY INCOME
6	1Bdr 1Bath				\$6,059	\$1,645		\$9,870
2	2Bdr 1Bath				\$3,218	\$2,095		\$4,190