



1809 NORTH BRONSON AVENUE , LOS ANGELES, CA 90028
6 APARTMENT UNITS

OFFERING SUMMARY

Price	\$1,600,000
Down Payment	100% / \$1,600,000
Loan Amount	\$0
Loan Type	All Cash
Units	6
Price Per Unit	\$266,667
Rentable SF	3,508
Price Per Rentable SF	\$456
Year Built/Renovated	1957

ASSET PERFORMANCE DATA

	CURRENT	PROFORMA
CAP Rate	2.46%	5.56%
Net Operating Income	\$39,345	\$88,883
GRM	19.85	11.96



INVESTMENT HIGHLIGHTS

- Adjacent to Thriving Areas - Hollywood, Silverlake and Los Feliz
- Over 65 Percent Upside in Rents
- Great Unit Mix Composed of Single, One-Bedroom and Two-Bedroom Units
- Secured Gated Entry
- On-Site Parking
- Laundry Facilities On-Site

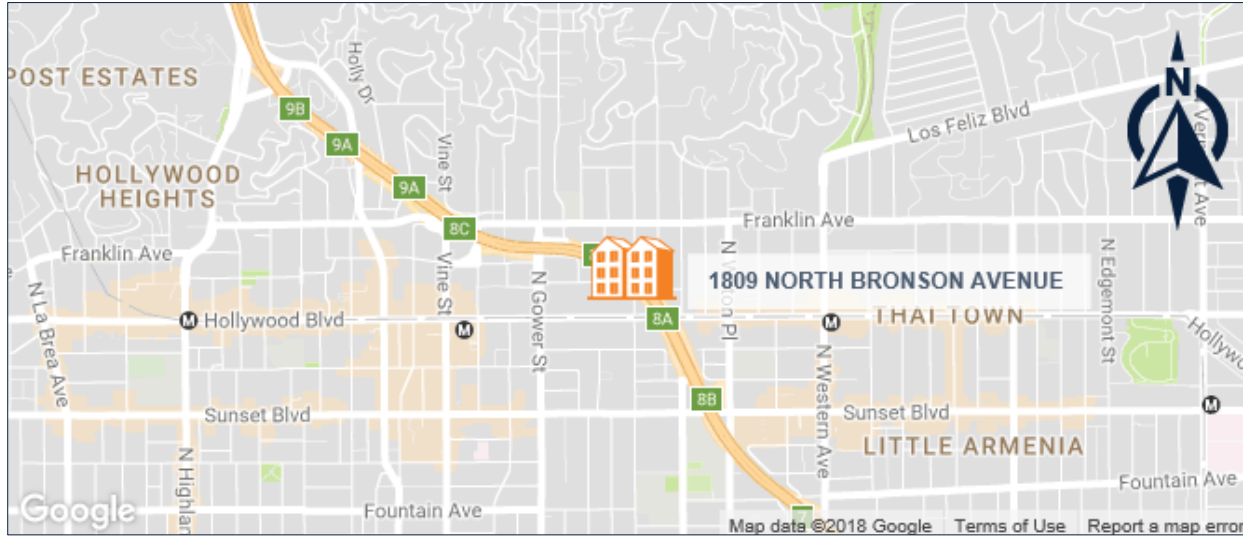
EXCLUSIVELY LISTED BY:

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

Rabbie Banafsheha
 Licensed Assistant
 Tel: (310) 909-2316
 License: CA 01466016
rabbie.banafsheha@marcusmillichap.com
www.marcusmillichap.com/RabbieBanafsheha



1809 NORTH BRONSON AVENUE , LOS ANGELES, CA 90028
6 APARTMENT UNITS



OPERATING DATA		
Income	Current	Pro Forma
Gross Potential Rent	\$80,604	\$133,800
Other Income	\$1,200	\$1,200
Gross Potential Income	\$81,804	\$135,000
Less: Vacancy/Deductions (GPR)	3.0% / \$2,418	3.0% / \$4,014
Effective Gross Income	\$79,386	\$130,986
Less: Expenses	\$40,041	\$42,103
Net Operating Income	\$39,345	\$88,883
Net Cash Flow Before Debt Service	\$39,345	\$88,883

UNIT MIX								
UNIT COUNT	UNIT TYPE	AVERAGE SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	MONTHLY INCOME
1	Single 1Bath				\$633	\$1,550		\$1,550
4	1Bdr 1Bath				\$4,609	\$1,800		\$7,200
1	2Bdr 1Bath				\$1,475	\$2,400		\$2,400

EXPENSES		
Real Estate Taxes	\$19,069	\$19,069
Insurance	\$1,239	\$1,239
Utilities	\$6,816	\$6,816
Trash Removal	\$1,080	\$1,080
Repairs & Maintenance	\$5,642	\$5,640
Gardener	\$2,600	\$2,600
Pest	\$420	\$420
Management Fee	\$3,175	\$5,239
Total Expenses	\$40,041	\$42,103
Expenses per SF	\$11.41	\$12.00