

Unit	Unit Type	Unit SF	Current Rent	Rent/SF	Proforma Asking Rent	Rent/SF	Lease End Date	Storage
608 3/4	1 Bdrm, 1 Bth		\$1,350		\$1,500			
606	1 Bdrm, 1 Bth		\$1,250		\$1,500			
608	1 Bdrm, 1 Bth		\$1,350		\$1,500			
608 1/4	2 Bdrm, 1 Bth		\$1,590		\$2,000			
606 1/2	3 Bdrm, 2 Bth		\$2,884		\$4,000			
5	SUBTOTAL	0	\$8,424		\$10,500		\$0	\$0
5	CUMULATIVE TOTAL	0	\$8,424		\$10,500		\$0	\$0

Financial Summary

SUMMARY

Price	\$1,599,000
Down Payment	<u>100.0%</u> <u>\$1,599,000</u>
Number of Units	5
Price/Unit	\$319,800
Rentable Square Feet	5,008
Price/Square Foot	\$319.29
Current CAP Rate	4.21%
Pro Forma CAP Rate	5.61%
Current GRM	15.63
Pro Forma GRM	12.69
Current Net Cash Flow After Debt Service	<u>4.2%</u> <u>\$67,392</u>
Pro Forma Net Cash Flow After Debt Service	<u>5.6%</u> <u>\$89,703</u>
Year Built	1927/2002
Lot Size	7405

LOCATION

606 North Sycamore Avenue
Hancock Park, CA 90036

FINANCING SUMMARY

All Cash.

As loan information is time sensitive and subject to market fluctuations, we recommend that you verify quoted terms by contacting our local Marcus & Millichap Capital Corp. representative.



ANNUALIZED OPERATING DATA

INCOME	<u>Current</u>	<u>Pro Forma</u>
Gross Potential Income	\$102,288	\$126,000
Less: Vacancy/Deductions	<u>3.0%</u> <u>3,069</u>	<u>3.0%</u> <u>3,780</u>
Effective Gross Income	\$99,219	\$122,220
Less: Expenses	31,827	32,517
Net Operating Income	\$67,392	\$89,703
Total Return	<u>4.2%</u> <u>\$67,392</u>	<u>5.6%</u> <u>\$89,703</u>

ANNUALIZED EXPENSES

EXPENSES	<u>Current</u>	<u>Pro Forma</u>
Real Estate Taxes	\$21,250	\$21,250
Insurance	2,500	2,500
Utilities	3,100	3,100
Repairs & Maintenance	2,000	2,000
Professional Management Fee	2,977	3,667
TOTAL EXPENSES	\$31,827	\$32,517
EXPENSES/UNIT	\$6,365	\$6,503
EXPENSES/SF	\$6.36	\$6.49
% of EGI	32.1%	26.6%

SCHEDULED INCOME

# Units	Bdr/Baths	SF/Unit	<u>Current</u>	<u>Monthly Income</u>	<u>Pro Forma</u>	<u>Monthly Income</u>
3	1 Bdr 1 Bath	N/A	\$1,350	\$4,050	\$1,500	\$4,500
1	2 Bdr 1 Bath	N/A	\$1,590	\$1,590	\$2,000	\$2,000
1	3 Bdr 2 Bath	N/A	\$2,884	\$2,884	\$4,000	\$4,000
5	Monthly Totals			\$8,524		\$10,500



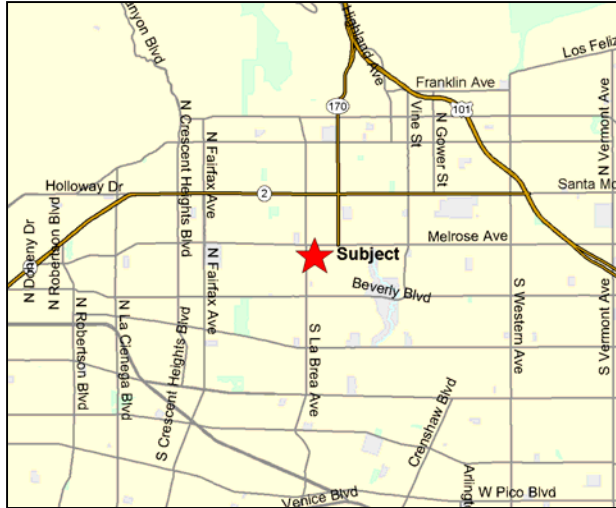
This lovely building has a total of 5 units and has been completely renovated in 2002. There are two floors, bottom floor separated into 4 units of about 1,110 sq. ft. per unit, while the top floor is one Large unit of 3 bedrooms, 2 baths. This top floor unit is quite a rare find with a deck and an indoor jacuzzi. The bottom 4 units consist of 3 One bedroom, One bath and 1 Two Bedroom, Two Baths. All 4 units are currently at below market rents.

These spacious rental units include new kitchens and hardwood floors.

Investment Highlights

- Located in a prominent neighborhood.
- Incredible Owner User Opportunity!
- Close to The Grove, Farmers Market
- Near 3rd Street School District.





The property is located on Sycamore Avenue, 1 block from Melrose Avenue and La Brea near Hancock Park. Sycamore consists of stylish art deco apartment building and high end retail shops and restaurants. Hancock park is one of the most prominent neighborhoods and home to some of the most architecturally significant homes ever built in Los Angeles. The famous landmark, the Grove - Farmers Market is 5 minutes away. The average household income is well over \$100,000 a year making this neighborhood one of the most desired neighborhoods in all of Los Angeles County. It is centrally located to Beverly Hills, Downtown and Hollywood.

Location Highlights

- Superior Location in Los Angeles
- Located on Sycamore St. cross street Clinton St.
- One block from Melrose Avenue & La Brea
- Next to Wilshire Country Club.
- 5 Minutes from The Grove, Farmers Market.

