

1731 S. New Hampshire Ave.

\$2,649,000 5.39% CAP 4 Units

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Economic/Investment Highlights

- 1. **Population**: Approximately 100,000 residents within a 2-mile radius, showcasing a dense urban environment. Crexi & Estately
- 2. **Employment and Unemployment Rates**: The area has an employment rate of about 92% and an unemployment rate around 8%, reflecting a typical urban workforce profile for Los Angeles. <u>Estately</u>
- 3. Housing Market Insights:
 - Vacancy Rate: The current vacancy rate in this neighborhood is estimated at around 5%-6%, indicating stable rental demand.
 <u>Crexi</u> & <u>Estately</u>
 - Average Rent for 4-Bedroom New Construction Townhomes: These properties typically rent for \$4,500–\$5,000 per month, depending on finishes, size, and location. <u>Crexi</u> & <u>Estately</u>
- 4. Key Attractions:
 - **Walkability**: The area boasts a high walkability score (85), making it easy for residents to access shops, restaurants, and public transit. <u>Estately</u>
 - Proximity to Amenities: Residents enjoy access to local markets, schools, and cultural attractions, such as Koreatown and Downtown Los Angeles, both just a short drive away. <u>Estately</u>
- 5. Investment Potential:
 - With a strong rental demand and a mix of single-family homes and multifamily complexes, the area offers significant potential for long-term appreciation.
 - The dense population and proximity to freeways and public transit hubs make it attractive for renters looking for convenience. <u>Estately</u>

Financials

Yearly Gross Potential Income:

SUMMARIZEI		METRICS:	BUILDING DESCRIPTION:			FINANCING:			
Price:		\$2,649,000.00	# of Units:		4	Loan Amount: \$	1,854,300.00		
Down:	30%	\$ 794,700.00	Year Built:		2023	Interest Rate:	5.75%		
Current GRM		14.15	Building Sqft:		5,935	Monthly Payment: \$	(8,885.19)		
Pro Forma GRM		14.15	Lot Size (SF):		6,549	LTV:	70%		
Current Cap Rate:		5.39	Lot Size (Acres	s):	0.15	Amortization (Years):	30		
Pro Forma Cap Rate	:	5.39	Zoning:		LARD1.5	Proposed/Assumption:	Proposed		
\$/Unit:		\$ 662,250.00	Opp. Zone:		No	Loan Type:	30 Yr Fixed		
\$/SF:		\$ 446.34	Rent Control:		Yes				
			RE	NT ROLL:					
Unit #	Status	Unit Type	Unit Size	Current Rent	Pro Forma Ro	ent Pro Forma Rent Per SF	Loss-to-Lease		
1731	Occupied	4b/3b	1,441.00	\$3,800.00	\$4,000.00	\$2.78	\$0.00		
1731 1/2	Occupied	4b/3b	1,439.00	\$3,800.00	\$4,000.00	\$2.78	\$0.00		
1733	Occupied	4b/4.5b	1,526.00	\$4,000.00	\$3,800.00	\$2.49	\$0.00		
1733 1/2	Occupied	4b/4.5b	1,529.00	\$4,000.00	\$3,800.00	\$2.49	\$0.00		
4	Totals	Averages:	5,935.00	\$15,600.00	\$15,600.00	\$2.63	\$0.00		

\$187,200.00

\$31.54

\$0.00

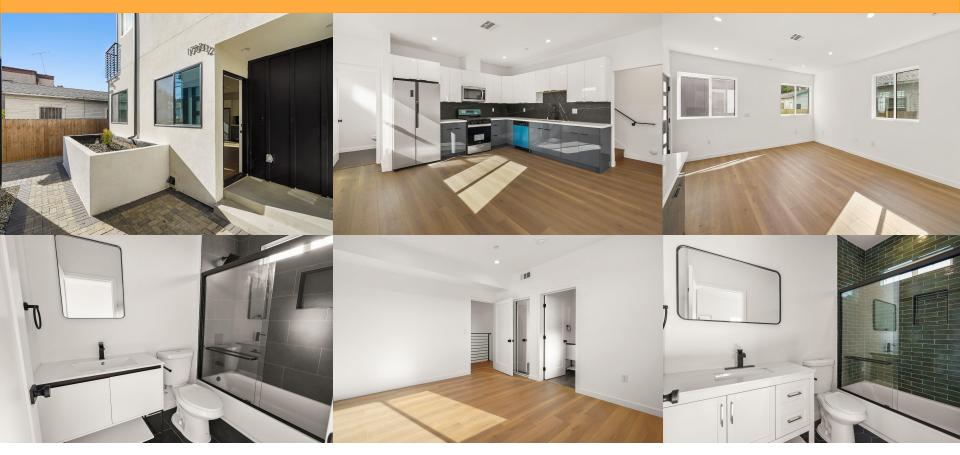
Financials (Cont.)

				REN	NT ROLL:							
Unit #	Status	Unit Type	ype Unit Size		Current Rent	Pro Forma Rent Per SF			Loss-to-	Leas		
1731	Occupied	4b/3b	1,44	1.00	\$3,800.00	\$3,800.00	\$2.64			\$0.00		
1731 1/2	Occupied	4b/3b	1,43	9.00	\$3,800.00	\$3,800.00	\$2.64				\$0.00	
1733	Occupied	4b/4.5b	1,52	6.00	\$4,000.00	\$4,000.00	\$2.62			\$0.0	00	
1733 1/2	Occupied	4b/4.5b	4b/4.5b 1,529.00		\$4,000.00	\$4,000.00		\$2	2.62		\$0.0	00
4	Totals/Averages:		5,93	5.00	00 \$15,600.00 \$15,600.00		\$2.63			\$0.0	00	
Yearly Gross Potential Income:							\$31.54			\$0.0	00	
Annualized Operating Data:					Annualized Expenses:							
Standard Lease									Current		Pro-Forma	
Gross Pote	ential Rental Income		\$ 187,200.00		Fixed Expense	es						
Gain (Loss)-to-Lease			\$-		Real Estate Ta	xes	1.20%	\$	31,788.00	\$	31,788.00	
Gross Scheduled Rental Income			\$ 187,200.00		Insurance (per SF)		\$0.60	\$	3,561.00	\$	3,561.00	
Less: Vacancy		3%	\$ (5,616.00)		Utilities (per Ur	nit)	\$200	\$	800.00	\$	800.00	
Effective Gross Income			\$ 181,584.00									
Less: Expenses			\$ (38,749.00)		Controllable Expenses							
Miscellaneous Other Income			\$-		Contract Services (per Unit)		\$250	\$	1,000.00	\$	1,000.00	
Net Operating Income			\$ 142,835.00		Repairs & Maintainance (per Unit) \$		\$400	\$	1,600.00	\$	1,600.00	
Debt Service			\$ (106,622.25)									
Pre-Tax Cash Flow		4.56%	\$ 36,212.75		Total Expense	es		\$	38,749.00	\$	38,749.00	
Principal Reduction			\$-		Adding Vacand	sy 4% \$	(5,616.00)	\$	44,365.00	\$	44,365.00	
Total Return		4.56%	\$ 36,212.75		Expense/Unit			\$	8,873.00	\$	8,873.00	
					Expense/SF			\$	7.48	\$	7.48	

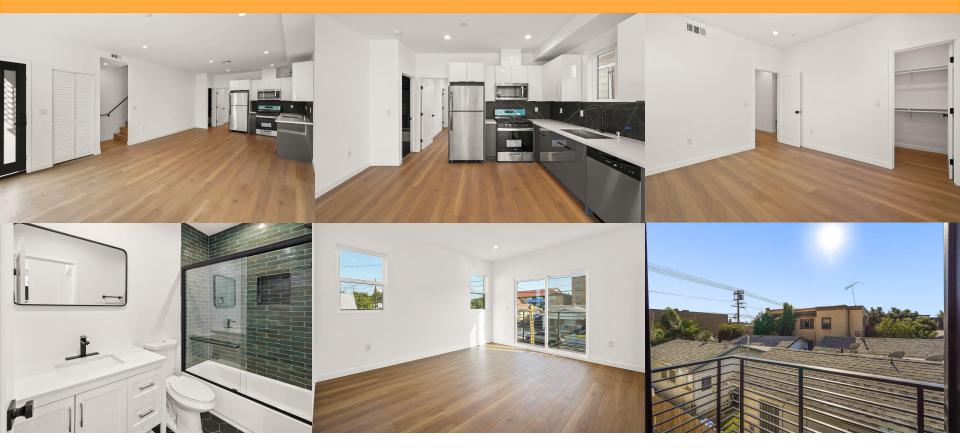
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