



# 1731 S. New Hampshire Ave.

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

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**DRE 02016898**

# Disclaimer

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# Economic/Investment Highlights

1. **Population:** Approximately 100,000 residents within a 2-mile radius, showcasing a dense urban environment. [Crexi](#) & [Estatefy](#)
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. [Estatefy](#)
3. **Housing Market Insights:**
  - **Vacancy Rate:** The current vacancy rate in this neighborhood is estimated at around 5%-6%, indicating stable rental demand. [Crexi](#) & [Estatefy](#)
  - **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. [Crexi](#) & [Estatefy](#)
4. **Key Attractions:**
  - **Walkability:** The area boasts a high walkability score (85), making it easy for residents to access shops, restaurants, and public transit. [Estatefy](#)
  - **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. [Estatefy](#)
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. [Estatefy](#)

# Financials

## SUMMARIZED PRICING METRICS:

Price:	\$2,649,000.00
Down: 30%	\$ 794,700.00
Current GRM	14.15
<b>Pro Forma GRM</b>	<b>14.15</b>
Current Cap Rate:	5.39
<b>Pro Forma Cap Rate:</b>	<b>5.39</b>
\$/Unit:	\$ 662,250.00
\$/SF:	\$ 446.34

## BUILDING DESCRIPTION:

# of Units:	4
Year Built:	2023
Building Sqft:	5,935
Lot Size (SF):	6,549
Lot Size (Acres):	0.15
Zoning:	LARD1.5
Opp. Zone:	No
Rent Control:	Yes

## FINANCING:

Loan Amount:	\$ 1,854,300.00
Interest Rate:	5.75%
Monthly Payment:	\$ (8,885.19)
LTV:	70%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	30 Yr Fixed

## RENT ROLL:

Unit #	Status	Unit Type	Unit Size	Current Rent	Pro Forma Rent	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
<b>4</b>	<b>Totals/Averages:</b>		<b>5,935.00</b>	<b>\$15,600.00</b>	<b>\$15,600.00</b>	<b>\$2.63</b>	<b>\$0.00</b>
	<b>Yearly Gross Potential Income:</b>				<b>\$187,200.00</b>	<b>\$31.54</b>	<b>\$0.00</b>

# Financials (Cont.)

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### Annualized Operating Data:

	Standard Lease
Gross Potential Rental Income	\$ 187,200.00
Gain (Loss)-to-Lease	\$ -
Gross Scheduled Rental Income	\$ 187,200.00
Less: Vacancy	3% \$ (5,616.00)
Effective Gross Income	\$ 181,584.00
Less: Expenses	\$ (38,749.00)
Miscellaneous Other Income	\$ -
<b>Net Operating Income</b>	<b>\$ 142,835.00</b>
Debt Service	\$ (106,622.25)
<b>Pre-Tax Cash Flow</b>	<b>4.56% \$ 36,212.75</b>
Principal Reduction	\$ -
<b>Total Return</b>	<b>4.56% \$ 36,212.75</b>

### Annualized Expenses:

	Current	Pro-Forma
<b>Fixed Expenses</b>		
Real Estate Taxes	1.20% \$ 31,788.00	\$ 31,788.00
Insurance (per SF)	\$0.60 \$ 3,561.00	\$ 3,561.00
Utilities (per Unit)	\$200 \$ 800.00	\$ 800.00
<b>Controllable Expenses</b>		
Contract Services (per Unit)	\$250 \$ 1,000.00	\$ 1,000.00
Repairs & Maintenance (per Unit)	\$400 \$ 1,600.00	\$ 1,600.00
<b>Total Expenses</b>	<b>\$ 38,749.00</b>	<b>\$ 38,749.00</b>
Adding Vacancy 4%	\$ (5,616.00)	\$ 44,365.00
Expense/Unit	\$ 8,873.00	\$ 8,873.00
Expense/SF	\$ 7.48	\$ 7.48

# Photos



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