

FOR SALE



**304 N Kenmore Avenue
Los Angeles, CA 90004**

Price: \$1,150,000

- \$54,761 per Buildable Unit
- Entitlements Approved For 21 Units
- LAC2-1 Zoning
- Built in 1921
- Lot Size: 6,209 SF (\$185/SF)
- Building Size: 2,157 SF

Rent Roll

Unit #	Unit Type	Current Rent
#304	1+1	\$ 1,600
#306	1+1	\$ 1,650
#308	1+1	\$ 1,600
Storage	Storage	\$ 160

PROPOSED FINANCING

New First Loan:	\$805,000
Interest Rate:	3.50%
Amortization:	30
Monthly Payment:	\$3,614



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FOR SALE



**304 N Kenmore Avenue
Los Angeles, CA 90004**

21-Unit Apartment Rendering



Unit Type	Area	Quantity	Total Area	Parking Required	Parking Provided
Studio	335 SF	3	1,005 SF	11.5	Basement / Ground Floor
Studio	375 SF	3	1,125 SF		
Studio	390 SF	9	3,510 SF		
Studio	400 SF	3	1,200 SF		
1 Bed	550 SF	3	1,650 SF		
Total		21	8,490 SF		22



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FOR SALE



**836 S Catalina Street
Los Angeles, CA 90005**

Price: \$2,500,000

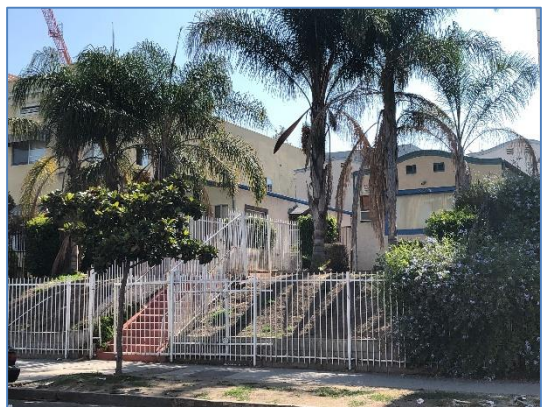
- Good Korea Town Location
- Value Add Opportunity
- LAR4 Zoning
- Built in 1922
- Lot Size: 7,249 SF (\$345/SF)
- Building Size: 5,322 SF

Rent Roll

Unit #	Unit Type	Current Rent
#836	1+1	Vacant
#836 ½	1+1	Vacant
#838	1+1	Vacant
#838 ½	1+1	Vacant
#840	1+1	Vacant
#840 ½	1+1	\$ 1,055
#842	1+1	Vacant
#842 ½	1+1	\$ 1,136

PROPOSED FINANCING

New First Loan:	\$1,750,000
Interest Rate:	3.50%
Amortization:	30
Monthly Payment:	\$7,858



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FOR SALE



**836 S Catalina Street
Los Angeles, CA 90005**

27-Unit Apartment Rendering



Unit Type	Area	Quantity	Total Area	Parking Required	Parking Provided
Studio	410 SF	12	4,920 SF	12	Basement
1 Bed	615 SF	4	2,460 SF	9	
1 Bed	640 SF	5	3,200 SF		
2 Beds	1,100 SF	6	6,600 SF	12	
Total		27	17,180 SF	33	36



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FOR SALE



**231 S Alexandria Avenue
Los Angeles, CA 90004**

Price: \$1,650,000

- \$63,461 per Buildable Unit
- Entitlements Approved For 26 Units
- Favorable Financing Options
- Built in 1924
- Lot Size: 7,260 SF (\$227/SF)
- Building Size: 4,243 SF

Rent Roll

Unit #	Unit Type	Current Rent
#231	3+2	\$ Vacant
#233	3+3	\$ 2,640
#233 ½	3+1.5 1 den	\$ 2,290

PROPOSED FINANCING

New First Loan:	\$1,155,000
Interest Rate:	3.50%
Amortization:	30
Monthly Payment:	\$5,186



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FOR SALE



**231 S Alexandria Avenue
Los Angeles, CA 90004**

26-Unit Apartment Rendering



Unit Type	Area	Quantity	Total Area	Parking Required	Parking Provided
Studio	367 SF	14	5,138 SF	14	36 Automatic (Basement) + 2 Regular (Ground) ADA
1 Bed	383 SF	5	1,915 SF	10	
1 Bed	545 SF	1	545 SF		
1 Bed	635 SF	3	635 SF		
1 Bed	1,438 SF	1	1,438 SF		
2 Bed	1,438 SF	1	1,438 SF	2	
3 Bed	1,438 SF	1	1,438 SF	2	
Total		26	12,547 SF	28	38



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FOR SALE



**2042-2100 N Cahuenga Avenue
Los Angeles, CA 90068**

Price: \$4,400,000

- Fantastic Hollywood Location
- 2 Units Delivered Vacant
- LAR3 Zoning
- Built in 1920
- Lot Size: 19,919 SF (\$221/SF)
- Building Size: 6,369 SF

Rent Roll

Unit #	Unit Type	Current Rent
#2042	3+1	\$2,250
#2044	3+1	\$2,266
#2048	1+1	\$1,534
#2048 - 12 A	1+1	Vacant
#2100	1+1	\$2,530
#2102	1+1	Vacant

PROPOSED FINANCING

New First Loan:	\$3,080,000
Interest Rate:	3.50%
Amortization:	30
Monthly Payment:	\$13,830



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FOR SALE



2042-2100 N Cahuenga Blvd
Los Angeles, CA 90068

34-Unit Apartment Rendering



Unit Type	Area	Quantity	Total Area	Parking Required	Parking Provided
Studio	615 SF	16	9,840 SF	8	Basement
1 Bed	1,015 SF	6	6,090 SF	3	
2 Beds	1,585 SF	6	9,510 SF	6	
3 Beds	1,305 SF	6	7,830 SF	9	
Total		34	33,270 SF	26	42



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