

**724 S. Berendo St.
Los Angeles, CA 90005**



| | | |
|------------------------|-------------|-----|
| Units: | 18 | |
| List Price: | \$3,580,000 | |
| Year: | 1992 | |
| Parking: | 30 | |
| Building Sq. Ft.: | 14,250 | |
| Lot Sq. Ft.: | 7,231 | |
| Price/Unit: | \$198,889 | |
| Price/Sq. Ft.: | \$251 | |
| CAP Rate: | 5.41% | |
| Pro Forma CAP: | 6.40% | |
| GRM: | 11.54 | |
| Pro Forma GRM: | 10.32 | |
| Proposed Down Payment: | \$1,432,000 | 40% |
| Proposed Loan Amount: | \$2,148,000 | 60% |

LEASING SUMMARY:

| Type | # Units | Range | Market |
|------------------------|---------|-----------------|---------|
| Single / One Bath | 3 | \$900-\$1,095 | \$1,095 |
| One Bedroom / One Bath | 6 | \$1,095-\$1,450 | \$1,350 |
| Two Bedroom / One Bath | 3 | \$1,495-\$1,850 | \$1,650 |
| Two Bedroom / Two Bath | 6 | \$1,545-\$1,850 | \$1,750 |

ANNUALIZED ESTIMATED OPERATING DATA:

CURRENT

PRO FORMA

| | | |
|----------------------------|-----------|-----------|
| Scheduled Gross Income: | \$310,260 | \$346,800 |
| - Vacancy/Collection (3%): | \$9,308 | \$10,404 |
| Effective Gross Income: | \$300,952 | \$336,396 |
| - Operating Expenses: | \$107,350 | \$107,350 |
| Net Operating Income: | \$193,602 | \$229,046 |
| - Debt Service (5.5%) : | \$146,353 | \$146,353 |
| Pre-Tax Cash Flow: | \$47,249 | \$82,693 |
| Cash on Cash: | 3.3% | 5.8% |

ANNUALIZED ESTIMATED EXPENSES:

FEATURES

| | | |
|--------------------------------|------------------|--|
| Taxes (1.1%) | \$39,380 | Pride Of Ownership Secure Parking Garage - Two Levels Secure Front Entrance and Intercom Great Koreatown Location Just South of Wilshire Blvd. Walking Distance to Metrorail Stations Close to Retail , Restaurants , and New Schools \$200,000 in Renovations in 2009 |
| Insurance | \$4,870 | |
| City Fees | \$500 | |
| Utilities | \$20,000 | |
| Landscaping and Pest Control | \$1,200 | |
| Maintanance and Repair | \$4,500 | |
| Manager | \$17,400 | |
| Rent Concessions | \$16,500 | |
| Trash | \$3,000 | |
| TOTAL EXPENSES: | \$107,350 | |
| Operating Expenses as % of SGI | 34.6% | |
| Operating Expenses Per Unit | \$5,964 | |
| Operating Expenses Per Sq. Ft. | \$7.53 | |

If you would like further details about this property, please contact Keith Brennan or Chuck Henderson at (310) 536-8887 or contact@bhr.net



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| Unit | Status | Unit Mix | Current Rents | Market Rent |
|-------------|-----------------|----------------------------|----------------------|--------------------|
| 1A | Occupied | 1 Bedroom / 1 Bath | \$1,470 | \$1,500 |
| 1B | Occupied | 2 Bedrooms / 1 Bath | \$1,495 | \$1,750 |
| 1C | Vacant | Studio / 1 Bath | \$900 | \$1,200 |
| 1D | Occupied | 2 Bedrooms / 2 Bath | \$1,545 | \$1,850 |
| 1E | Occupied | 1 Bedroom / 1 Bath | \$1,095 | \$1,500 |
| 1F | Occupied | 2 Bedrooms / 2 Bath | \$1,645 | \$1,850 |
| 2A | Occupied | 1 Bedroom / 1 Bath | \$1,315 | \$1,500 |
| 2B | Occupied | 2 Bedrooms / 1 Bath | \$1,495 | \$1,750 |
| 2C | Occupied | Studio / 1 Bath | \$1,095 | \$1,200 |
| 2D | Occupied | 2 Bedrooms / 2 Bath | \$1,545 | \$1,850 |
| 2E | Occupied | 1 Bedroom / 1 Bath | \$1,143 | \$1,500 |
| 2F | Occupied | 2 Bedrooms / 1 Bath | \$1,600 | \$1,750 |
| 3A | Occupied | 1 Bedroom / 1 Bath | \$1,450 | \$1,500 |
| 3B | Occupied | 2 Bedrooms / 1 Bath | \$1,850 | \$1,750 |
| 3C | Occupied | Studio / 1 Bath | \$1,032 | \$1,200 |
| 3D | Occupied | 2 Bedrooms / 2 Bath | \$1,850 | \$1,850 |
| 3E | Manager | 1 Bedroom / 1 Bath | \$1,450 | \$1,500 |
| 3F | Occupied | 2 Bedrooms / 2 Bath | \$1,830 | \$1,850 |
| | Laundry | | \$50 | \$50 |
| | | | \$25,855 | \$28,900 |

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