

MARKETING PRESENTATION



8 Units in Beverly Grove

Exclusively listed for \$2,650,000

Situated near the trendy corner of Fairfax Ave and Beverly Blvd

Walking distance to The Grove, Whole Foods and Trader Joes

Each unit is individually metered for gas and electric

8 secured parking spaces and on-site laundry

Well maintained units with original detail

Approx. 35% rental upside

140 N. Hayworth Ave
Los Angeles, CA 90048

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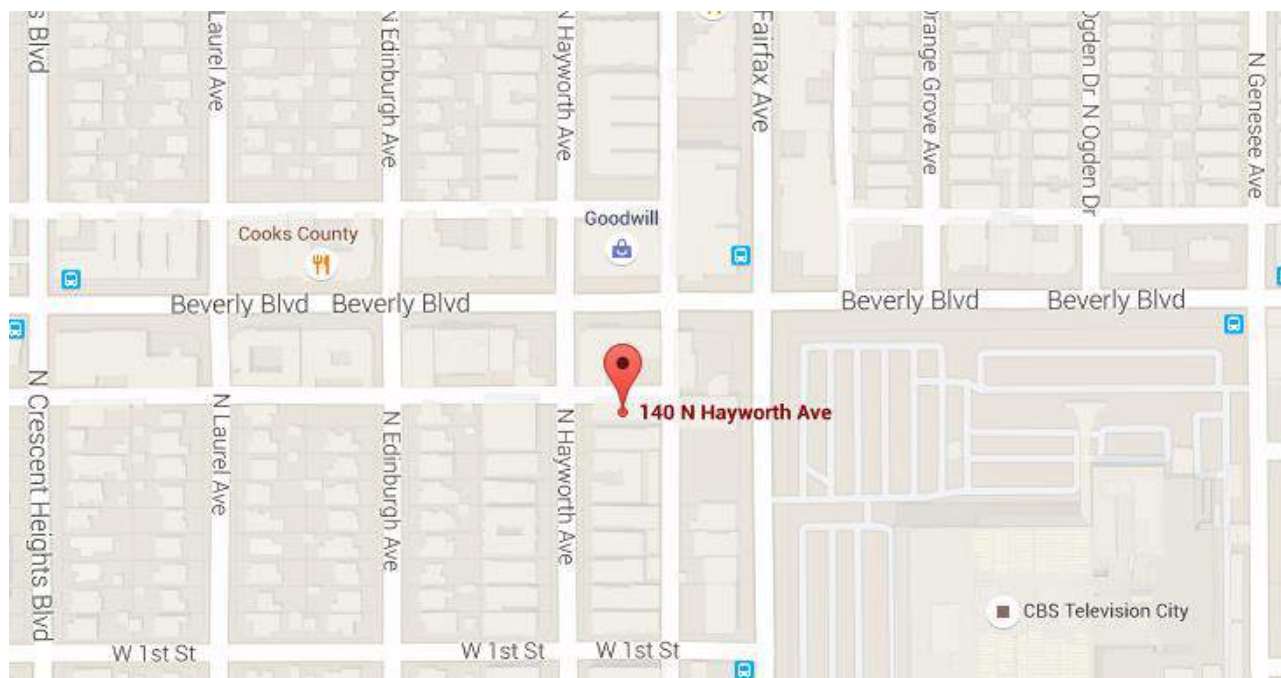
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Prosser Stevens Real Estate Investments

LISTING SUMMARY



DESCRIPTION

Units	8	Square Footage	6,957
Intersection	Fairfax Ave and Beverly Blvd	Zoning Type	LAR3
Market	Los Angeles	Year Built	1955
Parcel	5511-001-018		

HIGHLIGHTS

- Property Prosser Stevens Real Estate Investments proudly presents an exclusive listing of 8 units on 140 N. Hayworth Ave. The unit mix includes (1) 2-bed/1.5-bath unit, (3) 2-bed/1-bath units and (4) 1-bed/1-bath units. There are 8 secured parking spaces as well as on-site laundry. Each unit is individually metered for gas and electricity.
- Area This building is near the corner of Fairfax Avenue and Beverly Boulevard. Within walking distance of The Grove, high-end dining, shopping and entertainment. Building location also provides quick access to Miracle Mile, Beverly Hills, Hollywood and the 10 Freeway via Fairfax Avenue or La Cienega Boulevard.

NEIGHBORHOOD INFORMATION



Area Overview

Beverly Grove/ Fairfax District

Beverly Grove is a newly-named neighborhood, more in people's minds than on any street sign, but it describes the two extremes of the area: the Beverly Center shopping on the western end, (at La Cienega Blvd between Beverly Blvd and 3rd Street) is a large indoor shopping mall with shops, restaurants and movies. On the eastern end of the area is the Grove, a relatively new outdoor shopping area made to look like a little town with a central square, a clock tower, a little pond (whose fountain performs "water shows" to the sounds of music), and an "old-fashioned" movie house.

Fairfax district is bordered by West Hollywood on the north, Wilshire Boulevard on the south, La Brea Avenue on the east, and Beverly Hills and West Hollywood on the west. It is a center of the city's Jewish community and the area around Fairfax Avenue is lined with kosher restaurants, bakeries, delis, and little shops, creating a village feeling in the middle of the city. Canter's Del is one of the oldest and most famous modern multi-screen multiplex theatre). In this historically Jewish neighborhood, the thriving and walkable four-block stretch of Fairfax Ave between Melrose and Beverly has no shortage of things to do.

FINANCIAL OVERVIEW: 140 N. Hayworth

Price:	\$2,650,000	Approximate Age:	1955
Down Payment: 55%	\$1,457,500	Approximate Lot Size:	7,447 sq. ft.
Number of Units:	8	Approximate Gross RSF:	6,957 sq. ft.
Cost Per Unit:	\$331,250	Cost per Net RSF:	\$380.91
Current GRM:	17.58	Current CAP:	3.20%
Market GRM:	13.02	Market CAP:	5.06%
Proposed Financing:	\$1,192,500		
3.50% fixed for 5 yrs. Pmt =		\$5,355 per month	

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	\$150,756		\$203,460	
Vacancy Allowance:	\$4,523	3%	\$8,138	4%
Gross Operating Income:	\$146,233		\$195,322	
Less Expenses:	\$61,310	41%	\$61,310	30%
Net Operating Income:	\$84,923		\$134,012	
Less Loan Payment:	\$64,258		\$64,258	
Pre-Tax Cash Flow:	\$20,665	1.42%	\$69,753	4.79%
Plus Principal Reduction:	\$22,886		\$22,886	
Total Return Before Taxes:	\$43,551	2.99%	\$92,639	6.36%

Scheduled Income

No. of Units	Bdrms/ Baths	Current Rents		Market Rents		Taxes New: 1.25%	\$33,125
		Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income		
1	2+1.5	\$1,898	\$1,898	\$2,500	\$2,500	Insurance:	\$2,783
3	2+1	\$1,746	\$5,238	\$2,400	\$7,200	Utilities:	\$6,957
4	1+1	\$1,338	\$5,352	\$1,795	\$7,180	Repairs/Maintenance:	\$9,045
						Professional Mgmt:	\$7,800
						On-site Mgmt:	
						Reserves/Misc	\$1,600
Total Scheduled Rent:			\$12,488		\$16,880	EXPENSES ARE ESTIMATED	
Laundry Income:			\$75		\$75		
Other Income:							
Monthly Scheduled Gross Income:			\$12,563		\$16,955	Total Expenses:	\$61,310
Annual Scheduled Gross Income:			\$150,756		\$203,460	Per Net Sq. Ft:	\$8.81
Utilities Paid by Tenant: Gas & Electricity						Per Unit:	\$7,664

RENT ROLL

<u>Unit #</u>	<u>Unit Type</u>	<u>Current Rent</u>	<u>Market Rent</u>	<u>Notes</u>
1	2+1	\$1,780	\$2,400	975 sq. ft.
2	1+1	\$1,251	\$1,795	775 sq. ft.
3	2+1	\$1,925	\$2,400	975 sq. ft.
4	2+1.5	\$1,898	\$2,500	1000 sq. ft.
5	1+1	\$1,241	\$1,795	775 sq. ft.
6	1+1	\$1,365	\$1,795	775 sq. ft.
7	1+1	\$1,495	\$1,795	775 sq. ft.
8	2+1	\$1,533	\$2,400	975 sq. ft.

LAUNDRY INCOME:	\$75	\$75
MONTHLY TOTAL:	<u>\$12,563</u>	<u>\$16,955</u>
ANNUAL TOTAL:	<u>\$150,756</u>	<u>\$203,460</u>

FINANCING QUOTE



FINANCING OPTIONS FOR 140 N. HAYWORTH December 8, 2015

	<u>3-Year Fixed</u>	<u>5-Year Fixed</u>	<u>7-Year Fixed</u>
Loan Amount:	\$1,250,000	\$1,250,000	\$1,250,000
Maximum LTV:	50%	50%	50%
Current Rate:	3.30%	3.60%	3.90%
Monthly Payment:	\$5,474	\$5,683	\$5,896
Loan Term:	30 years	30 years	30 years
Amortization:	30 years	30 years	30 years
Adjustable Portion:	2.25 > 6-month LIBOR	2.25 > 6-month LIBOR	2.25 > 6-month LIBOR
Recourse:	Full	Full	Full
Prepayment:	3,2,1	3,2,1,1,1	4,4,3,3,2,1,1
3rd Party Deposit:	\$2,000	\$2,000	\$2,000
Closing Costs (Est):	\$500	\$500	\$500
Rate Lock:	1% refundable deposit at application	1% refundable deposit at application	1% refundable deposit at application
Loan Origination Fee:	1% + \$500 processing fee	1% + \$500 processing fee	1% + \$500 processing fee

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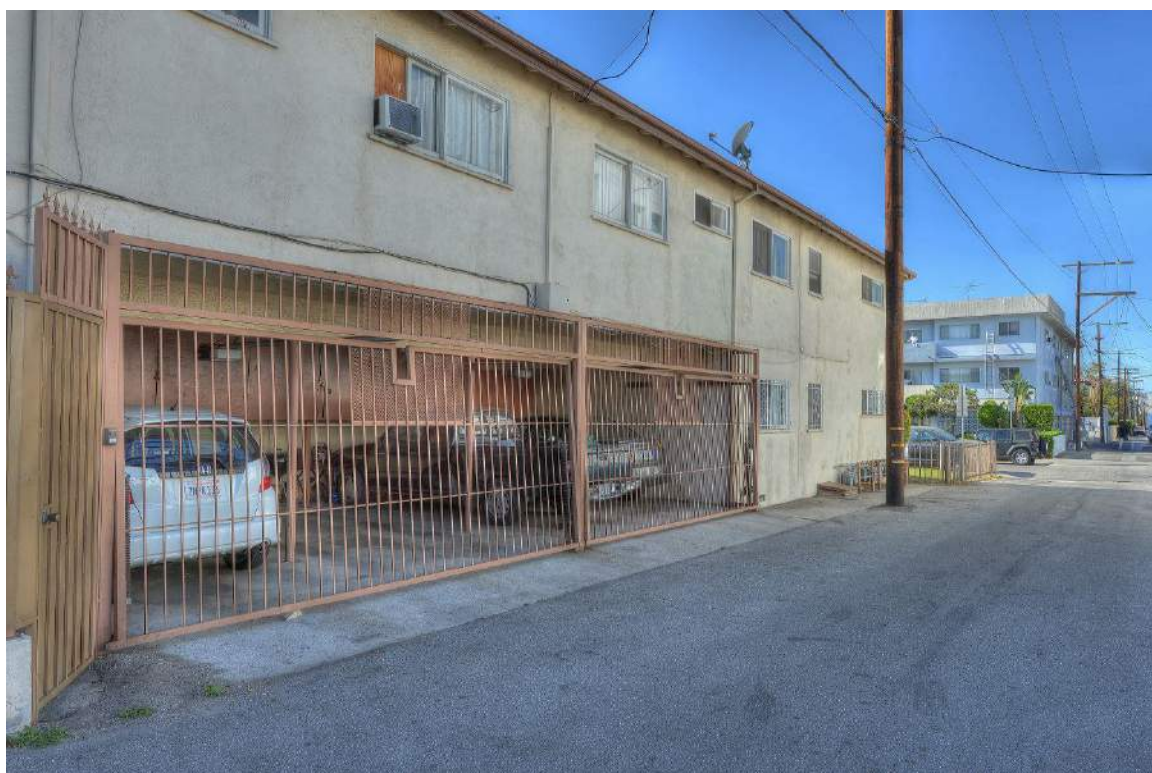
















Year Built: 1955
Unit Mix: (4) 1+1 (3) 2+1 (1) 2+1.5

SOLD PRICE	UNITS	BLDG S.F.	PRICE S.F.	PRICE / UNIT
\$1,737,500	6	4,595	\$378.13	\$289,583



KW
COMMERCIAL

SOLD COMPARABLES

2. 407 N. Hayworth Ave

SOLD PRICE	UNITS	BLDG S.F.	PRICE S.F.	PRICE / UNIT
\$1,850,000	6	5,064	\$365	\$308,333

Year Built: 1940

Closed 10/07/2014

3. 149 S. Hayworth Ave

SOLD PRICE	UNITS	BLDG S.F.	PRICE S.F.	PRICE / UNIT
\$1,500,000	6	5,650	\$266	\$250,000

Year Built: 1960

Closed 07/10/2015

4. 449 N. Stanley Ave

SOLD PRICE	UNITS	BLDG S.F.	PRICE S.F.	PRICE / UNIT
\$1,550,000	6	4,758	\$325	\$258,333

Year Built: 1940

Closed 07/27/2015

RENT COMPARABLES



SUBJECT PROPERTY: 140 N. Hayworth

1. 153 S. Hayworth Ave.

RENT	BED	BATH
\$2,400	2	2

2. 8223 W. 4th Street

RENT	BED	BATH
\$2,500	2	1

RENT COMPARABLES

3. 400 N. Ogden Dr.

RENT	BED	BATH
\$2,450	2	1

4. 625 N. Sycamore Ave.

RENT	BED	BATH
\$1,750	1	1

5. 628 N. Orlando Ave.

RENT	BED	BATH
\$2,000	1	1

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