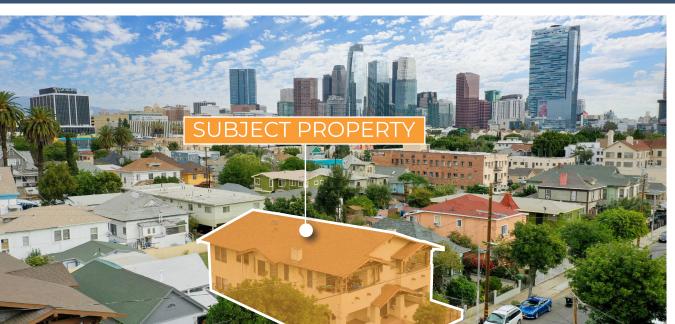
EXCLUSIVE LISTING 1657-1659 W 12th Place, Los Angeles, CA 90015

*Subject to Court Confirmation. Call listing agents for details.







PROPERTY OVERVIEW

Offering Price	\$1,150,000
Market CAP	5.74%
Market GRM	13.13
Cost Per SF	\$244
Cost Per Unit	\$287,500
Units	4
Year Built	1923
Lot Sq Ft	6,249
Bldg Gross Sq Ft	4,720

UNIT MIX:

- (2) 1 bedroom + 1 bathroom
- (2) 2 bedroom + 1 bathroom

INVESTMENT & PROPERTY HIGHLIGHTS | VISIT FourplexOn12th.com for full gallery

- Value Add opportunity just minutes away from Downtown L.A. where employment opportunities, shopping centers, public transportation and entertainment is plentiful
- Boarders the neighborhoods of Westlake and Pico Union which are seeing rental rates increasing every year
- Fantastic 92 Walk Score where daily errands do not require car
- Excellent 81 Transit Score for easy access to metro lines
- Good unit mix of 1 and 2 bedroom units
- Perfect for an Investor or an Owner/User







FINANCIALS

FINANCIAL INDICATORS

Offering Price \$1,150,000 3.25% **Current CAP** Market CAP 5.74% Current GRM 19.70 Market GRM 13.13 Cost Per SF \$244 Cost Per Unit \$287.500 Cash on Cash Return 3.25% Expenses Per Unit \$4.955 Expenses Per Sq Ft \$4.20

ESTIMATED ANNUALIZED EXPENSES

Total Estimated Expenses	-\$19,821
Rental registration	\$168
Pest Control	\$600
Repairs & Maintenance	\$1,200
Property Insurance	\$1,652
Utilities (LADWP, Gas Co, Trash)	\$2,400
New Property Taxes	\$13,801

	SOURCE OF INCOME		CURRENT RENTS		MARKET RENTS	
	# of Units 2 2	Unit Type 1 Bed / 1 Bath 2 Bed / 1 bath	Avg. Rent \$1,225 \$1,207	Total \$2,450 \$2,414	Avg. Rent \$2,200 \$2,495	Total \$2,200 \$2,495
Total Rental Income			•	\$4,864	'	\$7,200
Laundry Income				\$0		\$100
Total Monthly Income Total Annual Income			\$4,864 \$58,362			\$7,300 \$87,600

BUILDING DATA

Units 4
Year Built 1923
Lot Sq Ft 6,249
Bldg Gross Sq Ft 4,720
Parking Spaces 4

Net Operating Income		\$37.373		\$66.027	
Scheduled Gross Income Less Vacancy Gross Operating Income Less Expenses	2.0%	\$58,362 (\$1,167) \$57,195 (\$19,821)	2.0%	\$87,600 (\$1,752) \$85,848 (\$19,821)	
EST. ANNUALIZED OPERATING DATA		CURRENT		MARKET	

UNDERWRITING NOTATIONS:

- Real Estate Taxes: Underwritten based a tax rate of 1.200129%
- Utilities: Underwritten at \$600 per unit per year
- Property Insurance: Underwritten at .35 per SF
- Contract Services: Pest Control \$50 per month
- Reserves & Maintance : Based upon \$300/unit/per year.
- Rental Registration: Based on \$42/unit/year.





RENT ROLL

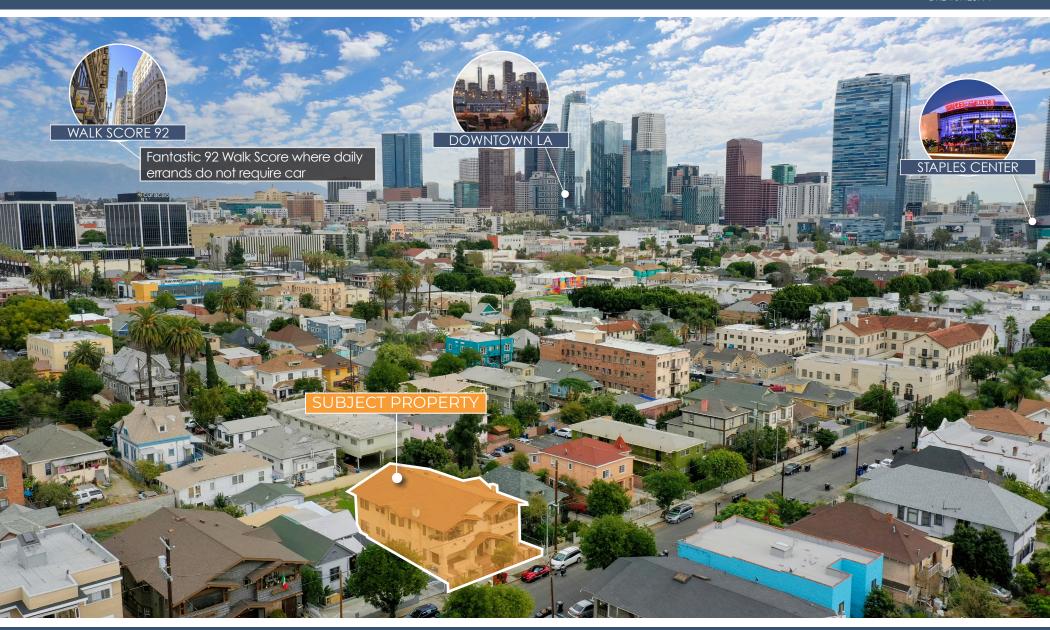
UNIT	STATUS	UNIT TYPE	NOTATIONS	CURRENT RENT	POST RENOVATION MARKET RENT
1	Occupied	1 Bed / 1 Bath	1,020	\$1,550	\$1,750
2	Occupied	2 Bed / 1 Bath	936	\$876	\$1,850
3	Occupied	1 Bed / 1 Bath	1,020	\$900	\$1,750
4	Occupied	2 Bed / 1 Bath	936	\$1,538	\$1,850
				\$4,864	\$7,200

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sthe Seymour group





Phil Seymour
President
310.612.9800
phil@theseymourgroup.net
DRE #00630158

David Weinberger Executive Vice President 818.970.0915 david@theseymourgroup.net DRE #01349349 Megan Husri
Vice President
661.839.3032
megan@theseymourgroup.net
DRE #02089901

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