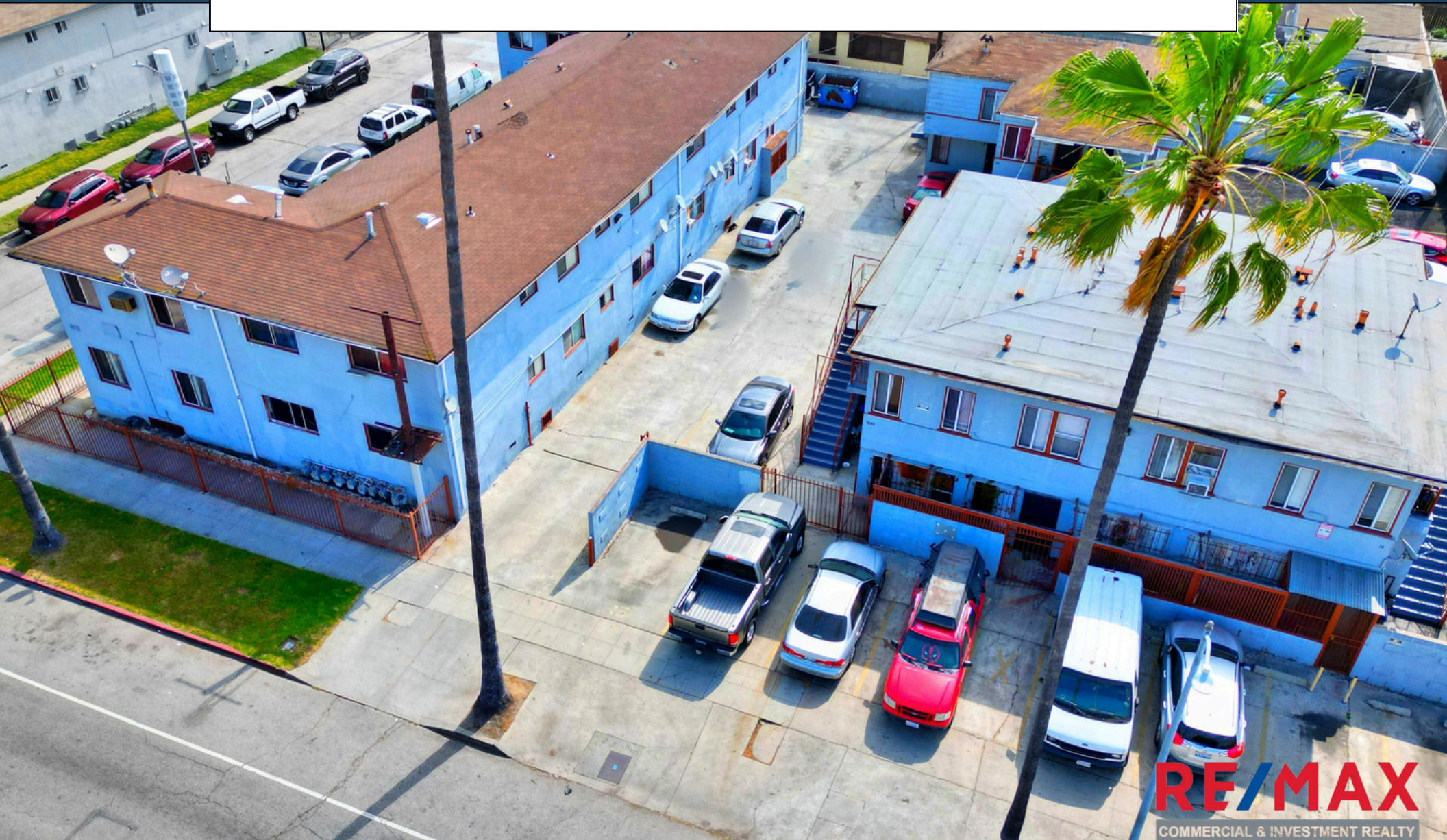


442 W 93rd St | Los Angeles, CA 90003

17 Units | Mix of 1, 2 and 3 Bedroom Units | Huge 18,730 SF Lot



Enrique Viramontes

www.owncre.com | ev@owncre.com

213.233.4363 | Cal DRE #01372010

442 West 93rd Street

Property Profile

Property Address:	442 W 93rd St Los Angeles, CA 90003
Assessor Parcel #:	6039-005-001
Units:	16 +1 NC
Year Built:	1939
Building Size:	11,386
Lot Size:	18,730
Zoning:	LARD2
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Assigned



Investment Highlights

- Attractive Mix of 1 (3 bd + 2 ba), 10 (2 bd + 1 ba), 5 (1 bd + 1 ba) and 1 Studio Units
- Priced to Sell! | \$170,000 Per Unit
- Cashflow Day 1 Plus Tons of Value-Add Upside
- High Visibility Location with a Large Footprint
- 3 Separate Buildings on Huge 18,730 SQ FT Lot
- Opportunity to Add Multiple ADUs
- Conveniently Located Near 110 and 105 Freeways | Just 6 Miles from Downtown Los Angeles



Enrique Viramontes, Senior Executive Vice President
213.233.4363 | www.OWNCRE.com

442 West 93rd Street

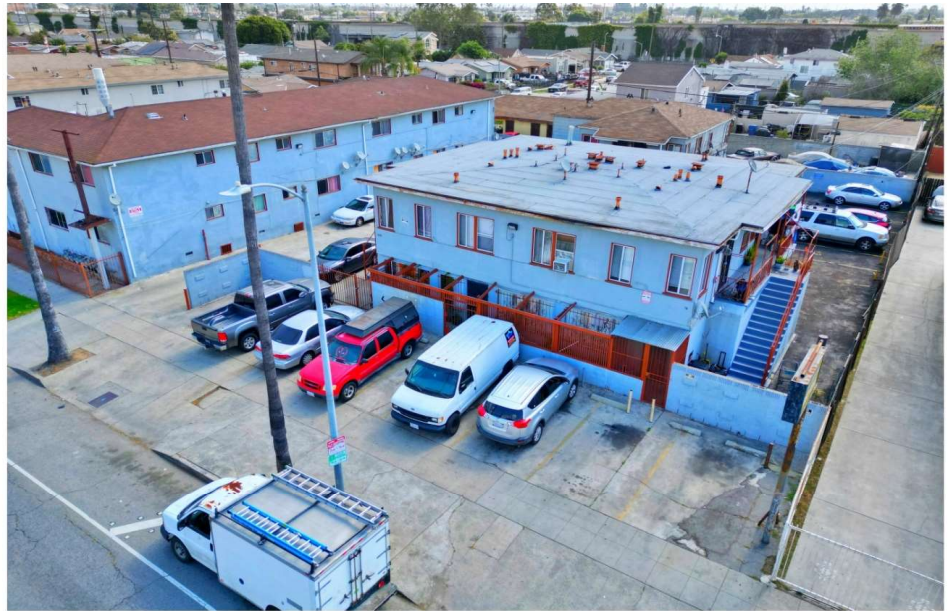
Subject Photos



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442 West 93rd Street

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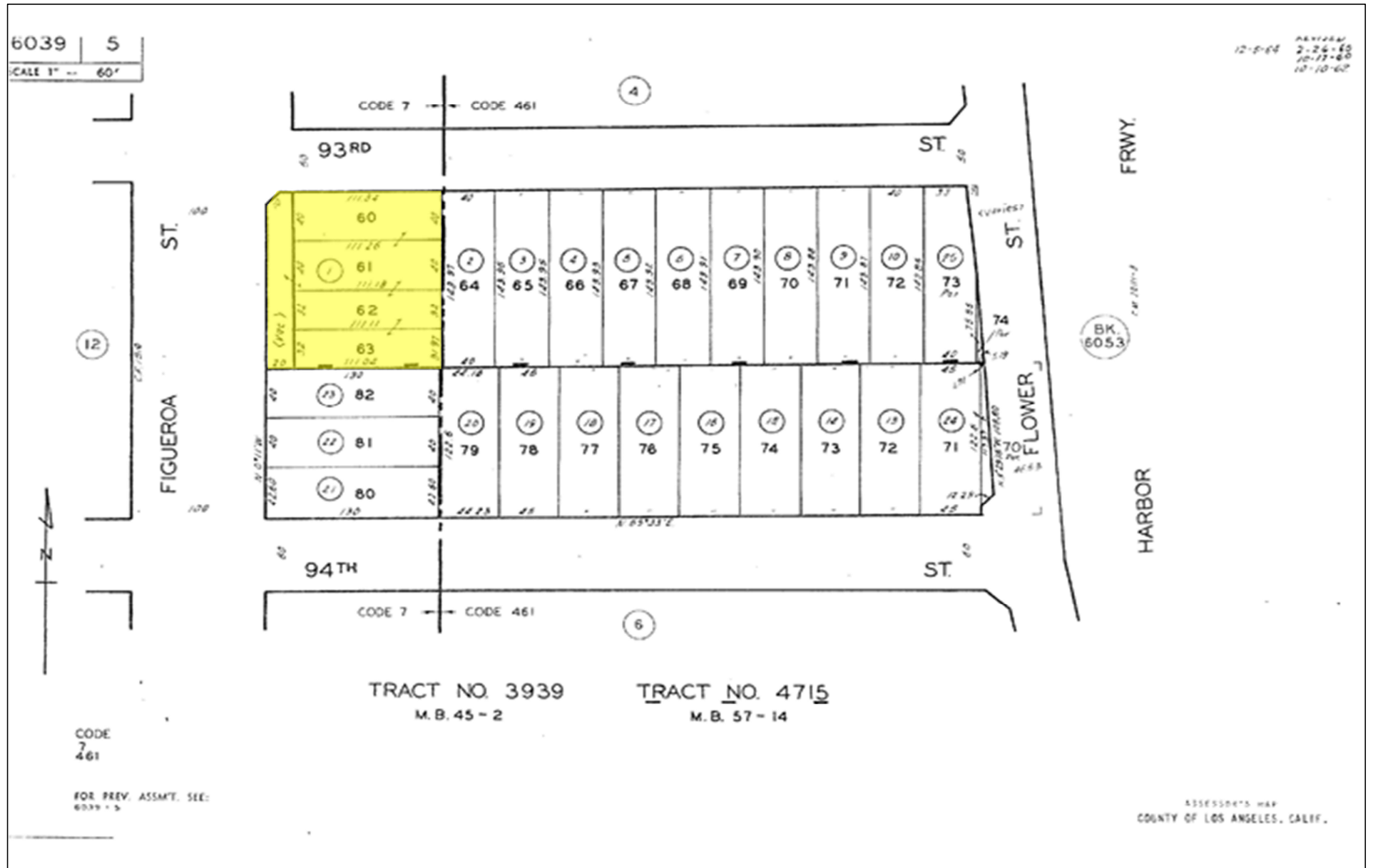
Subject Aerial



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442 West 93rd Street

Parcel Map



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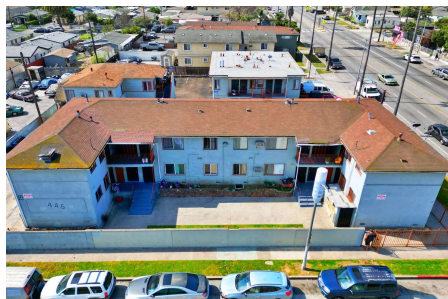
442 West 93rd Street

Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
446 #1	2 bd + 1 ba	\$1,237	\$2,748
446 #2	2 bd + 1 ba	\$1,838	\$2,748
446 #3	2 bd + 1 ba	\$1,262	\$2,748
446 #4	2 bd + 1 ba	\$1,551	\$2,748
446 #5	2 bd + 1 ba	\$1,131	\$2,748
446 #6	2 bd + 1 ba	\$1,838	\$2,748
446 #7	2 bd + 1 ba	\$1,900	\$2,748
446 #8	2 bd + 1 ba	\$1,900	\$2,748
442 #9	Studio	\$678	\$1,920
442 #11	2 bd + 1 ba	\$1,900	\$2,748
444 #10	3 bd + 2 ba	\$2,200	\$3,528
9308 #13	1 bd + 1 ba	\$1,460	\$2,172
9310 #14	1 bd + 1 ba	\$1,650	\$2,172
9312 #15	1 bd + 1 ba	\$852	\$2,172
9314 #16	1 bd + 1 ba	\$746	\$2,172
9314 1/2 #17	1 bd + 1 ba	\$1,550	\$2,172
9310 1/2 #18	2 bd + 1 ba	\$1,170	\$2,748
TOTAL:		\$24,863	\$43,788



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Pricing Analysis

Price	\$	2,725,000
Down	40%	\$ 1,090,000
First Trust Deed	\$	1,635,000
Interest Rate		5.90%
Price / Unit	\$	170,313
Price / Sq Foot	\$	239.33
GRM		9.13
GRM (Proforma)		5.19
Cap Rate		6.23%
Cap Rate (Proforma)		13.35%

Property Profile

No. of Units:	16 +1 NC
Year Built:	1939
Square Footage:	11,386
Lot Size:	18,730
Construction Type:	W/F Stucco
Roof Type:	Composite
Parking:	Assigned
Parcel No.:	6039-005-001

Agent Contact

Enrique Viramontes

Senior Executive Vice President

DRE License #01372010

213.233.4363

ev@owncre.com

www.OWNCRE.com



Unit Mix & Monthly Rent Schedule

No. of Units	Type	Current Rent Range	Current Income	Market Rent	Market Income
1	3 bd + 2 ba	\$ 2,200 - 2,200	\$ 2,200	\$ 3,528	\$ 3,528
10	2 bd + 1 ba	\$ 1,131 - 1,900	\$ 15,727	\$ 2,748	\$ 27,480
5	1 bd + 1 ba	\$ 746 - 1,650	\$ 6,258	\$ 2,172	\$ 10,860
Total Scheduled Rent			\$ 24,185		\$ 41,868
NC Studio Unit			\$ 678		\$ 1,920

Annualized Income & Expenses

	Current	Market
Total Scheduled Gross Income	\$ 298,356	\$ 525,456
Vacancy Rate	1.0% \$ 2,984	3.0% \$ 15,764
Effective Operating Income	\$ 295,372	\$ 509,692
Expenses		
Property Taxes & D.A.	\$ 35,124	\$ 35,124
New Insurance Quote	\$ 17,079	\$ 17,079
Water & Electricity	\$ 19,455	\$ 19,455
Gas	\$ 4,168	\$ 4,168
Trash	\$ 14,394	\$ 14,394
Landscaping	\$ 960	\$ 960
SCEP	\$ 1,814	\$ 1,814
Onsite Management	\$ 4,500	\$ 4,500
Professional Management	4.5% \$ 13,292	4.5% \$ 22,936
Repairs & Maintenance	5.0% \$ 14,769	5.0% \$ 25,485
Total Expenses	\$ 125,555	\$ 145,915
Expenses Per Unit	\$ 7,386	\$ 8,583
Expenses Per Square Foot	\$ 11.03	\$ 12.82
Net Operating Income	\$ 169,818	\$ 363,777
Less Debt Service	\$ 116,373	\$ 116,373
Pre-Tax Cash Flow	\$ 53,444	\$ 247,404
Return	4.90%	22.70%

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the condition of the property. Property taxes are based on a reassessment at the current tax rate. RE/MAX Commercial & Investment Realty and Agent make no warranty or representation about the content of this offering memorandum. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the present or future performance of the property. The presence of molds may adversely affect the property and the health of some. If you have questions or concerns regarding this issue conduct further inspections by a qualified professional.