



8
Units



4,076
Gross SF



\$294.41
Price/SF



\$150,000
Price/Unit



4.00%
Current Cap



14.41
Current GRM

8.71%
Market Cap

8.33
Market GRM

- Four Separate Bungalow Structures
- Over 70% Upside in Rental Income
- Parking for Almost Every Unit
- Attractive Low Price Per Unit (\$150,000/Unit)
- Situated on Large 9,600 Square Foot Lot

8-UNIT MULTIFAMILY IN BOYLE HEIGHTS

3064 GANAHL STREET

OFFERING PRICE

\$1,200,000



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FINANCIAL SUMMARY

FINANCIAL INDICATORS

Price	\$1,200,000
Down (50%)	\$540,000
Current CAP	4.00%
Market CAP	8.71%
Price/Unit	\$150,000
Price/Gross SF	\$294.41
Current GRM	14.41
Market GRM	8.33
Current GIM	14.41
Market GIM	8.33
Ownership	Fee Simple

BUILDING DATA

Property Address	3064 Ganahl Street Los Angeles, CA 90063
No. of Units	8
Year Built	1923
Lot Size (Acres)	0.22
Lot Size (SF)	9,600
Net Rentable SF	4,076
APN	5229-027-001

FINANCING

Loan Amount	\$660,000
Interest Rate	3.35%
Monthly Payment	\$2,909
Loan-to-Value	55%
Term	5
Proposed/Assumption	Proposed
Debt Service Coverage Ratio	1.38
Amortization (Years)	30

UNIT MIX

Unit Type	No. Units	Avg. SF	CURRENT			MARKET			
			Avg. Rent	Avg. Rent/SF	Monthly Income	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to-Lease
1 Bed/1 Bath	8	492	\$868	\$1.76	\$6,940	\$1,500	\$3.05	\$12,000	42%
Totals/Wtd. Averages	8	492	\$868	\$1.76	\$6,940	\$1,500	\$3.05	\$12,000	42%
Annual Current Rents:					\$83,280	Annual Market Rents: \$144,000			

ANNUALIZED OPERATING DATA

		CURRENT	MARKET
Market Rent		\$144,000	\$144,000
Gain (Loss)-to-Lease	42%	\$60,720	0%
Gross Potential Rental Income		\$83,280	\$144,000
Less: Vacancy	3%	\$2,498	3% \$4,320
Less: Non-Revenue Units			
Less: Concession Loss			
Total Rental Income		\$80,782	\$139,680
Misc. Income: Laundry		\$0	\$0
Effective Gross Income		\$80,782	\$139,680
Less: Expenses	39%	\$32,753	24% \$35,109
Net Operating Income		\$48,029	\$104,571
Less: Debt Service		\$34,905	\$34,905
Pre-Tax Cash Flow	2.43%	\$13,124	12.90% \$69,667

ANNUALIZED OPERATING DATA

		CURRENT	MARKET
Fixed Expenses			
Real Estate Taxes	1.174279%	\$14,091	\$14,091
Insurance	\$0.40/SF	\$1,630	\$1,630
Utilities	\$900/Unit	\$7,200	\$7,200
Reserves	\$200/Unit	\$1,600	\$1,600
Variable Expenses			
Pest Control	\$75/Unit	\$600	\$600
Contract Services	\$200/Unit	\$1,200	\$1,200
Repairs & Maintenance	\$200/Unit	\$1,600	\$1,600
Turnover	\$200/Unit	\$1,600	\$1,600
Management Fee	4% of EGI	\$3,231	\$5,587
Total Expenses		\$32,753	\$35,109
Expenses/Unit		\$4,094	\$4,389
Expenses/Gross SF		\$8.04	\$8.61
% of EGI		39%	24%