

Triplex Apartment Community

11927 Laurelwood Dr
Studio City, CA 91604

DRAFT

Units:	3
List Price:	\$999,999
Year Built:	1961
Parking:	6
Building Sq. Ft.:	2,662
Lot Sq. Ft.:	6,216
Price/Unit:	\$333,333
Price/Sq. Ft.:	\$376
CAP Rate:	2.57%
Pro Forma CAP:	3.18%
GRM:	21.52
Pro Forma GRM:	18.81



Cash to New Loan:
Primary Residence financing available (70-80% LTV)

ESTIMATED ANNUALIZED OPERATING DATA:		ACTUAL	PRO FORMA
Potential Gross Income:		\$46,104	\$52,800
- Vacancy/Collection:	3.00%	(\$1,394)	(\$1,595)
Effective Gross Income:		\$45,070	\$51,565
- Operating Expenses:		(\$19,414)	(\$19,811)
Net Operating Income:		\$25,656	\$31,754
Cash on Cash:		2.6%	3.2%
Annualized 5 Year IRR:		5.5%	6.1%
Annualized 5 Year ATROE :	(After Tax Return on Equity)	4.8%	5.2%

RENT ROLL SUMMARY:		ACTUAL	PRO FORMA
# Units	Type	Avg Rent	Avg Rent
2	One Bedroom, One Bath	\$921	\$1,200
1	Two Bedroom, Two Bath	\$2,000	\$2,000
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3			

ESTIMATED ANNUALIZED EXPENSES:		DESCRIPTION
Taxes ¹	\$ 11,823	
Insurance ²	\$ 932	Great Owner/User Tri-Plex on Quiet Residential Street
Offsite Management ³	\$ 1,859	Two Story Walk-Up – Potential Condo Conversion
Utilities & Rubbish ⁴	\$ 1,950	Bright and Spacious Units With Covered Garages
Landscaping & Pest Control ⁵	\$ 900	Prime Studio City Location Just South of Ventura Boulevard
Maintenance and Repair ⁶	\$ 1,500	Walk to Shops & Dining in Tujunga Village and on Ventura Blvd.
Misc. & Reserves ⁷	\$ 450	Close to Hiking & Recreation at Laurel Canyon Park, Wilacre Park, The Studio City Golf Course, & Universal Studios
TOTAL EXPENSES:	\$ 19,414	Approximately 1 Mile From The 101 & 170 Freeways, & 6 Metro Lines
* Estimated based on BOMA guidelines and prevailing market conditions		
Operating Expenses as % of PGI	41.8%	
Operating Expenses Per Unit	\$6,471	
Operating Expenses Per Sq. Ft.	\$7.29	

If you would like further details about this property, please contact Kitty Wallace @ 310-979-0800 ext. 204 or kitty.wallace@svn.com.

Rent Roll

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Unit #	Unit Type	Sq Ft	Actual Rent	Pro Forma Rent
11929	2+2		\$ 2,000	\$ 2,000
11927	1+1		\$ 949	\$ 1,200
11931	1+1		\$ 893	\$ 1,200

v Vacant

Gross Scheduled Monthly Rental Income	\$ 3,842	\$ 4,400
Gross Scheduled Annual Rental Income	\$ 46,104	\$ 52,800
Monthly Laundry Income	\$ 30	\$ 30
Annual Laundry Income	\$ 360	\$ 360
Total Yearly Schedule Income	\$ 46,464	\$ 53,160