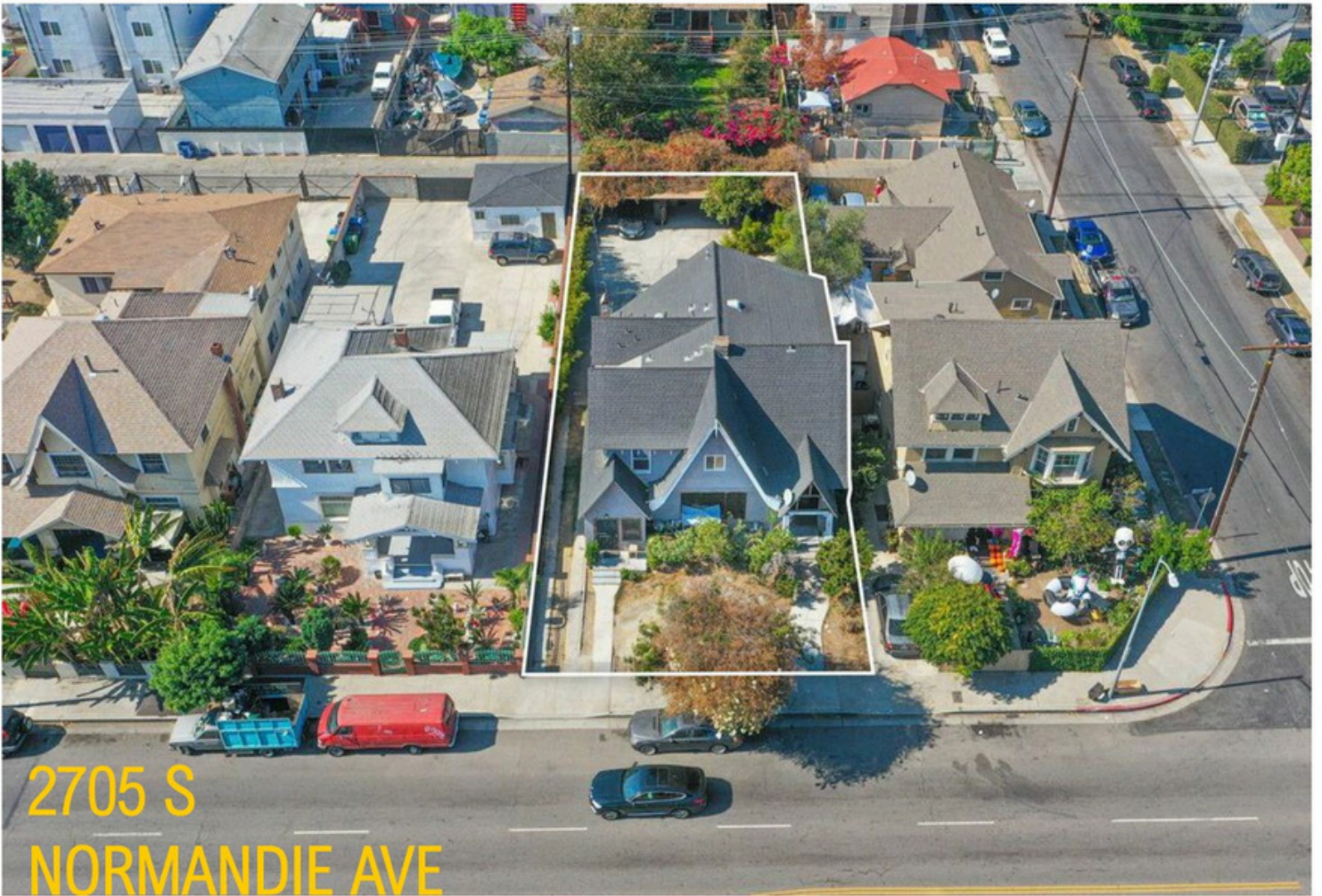


2705 S Normandie Ave Investment Deal Deck

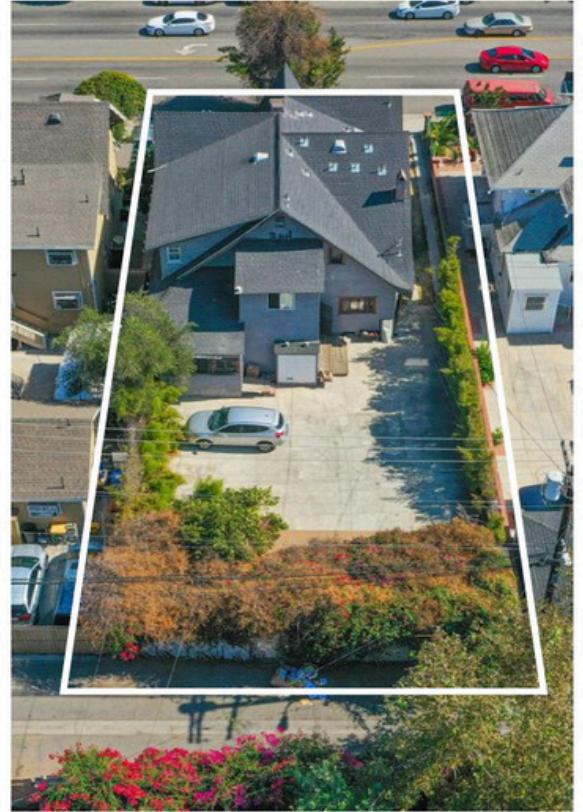


**2705 S
NORMANDIE AVE
LOS ANGELES, CA 90007**

**10-BEDROOM 9-BATHROOM USC STUDENT HOUSING INVESTMENT
+POTENTIAL TO ADD TWO 3-BEDROOM+3-BATHROOM ADUs**

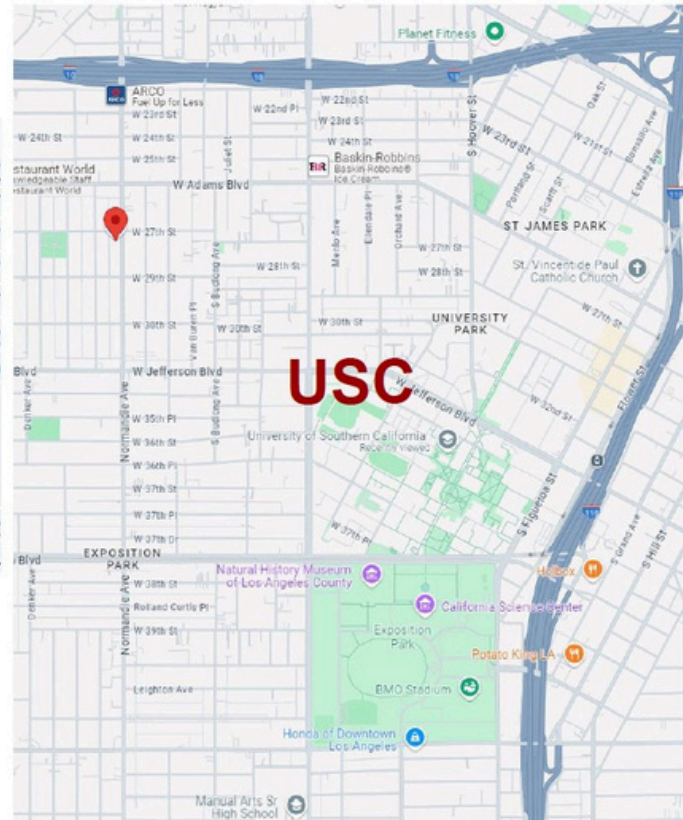
INVESTMENT HIGHLIGHTS

- Duplex mix:
 - 1st floor Unit: 5-Bedroom + 5 Bathroom;
1 Kitchen + 1 Living + 1 Laundry
 - 2nd floor Unit: 5-Bedroom + 4 Bathroom;
1 Kitchen + 1 Living + 1 Laundry
- Scheduled Annual Gross Income: \$120,000
- Current High Yield 6.30% Cap Rate
- 3,630 rentable SF
- 6,881 SF Lot
- Zoning: LARD1.5, TOC Tier 2
- Not Subject to Historic Preservation Review
- Not Subject to Soft-Story Retrofit Program
- Ability to Construct Two Spacious 3-Bedroom+3-Bathroom ADUs
- High Projected Cash-flow Investment Opportunity: \$294,000



PROPERTY OVERVIEW

Price	\$1,425,000
Property Address	2705 S NORMANDIE AVE LOS ANGELES, CA 90007
Building SF	3,630 SF
Lot Size	6,881 SF
Price/SF (Building)	\$440.77
Price/SF (Lot)	\$232.52
Year Remolded	2020
Units	1st floor: 5-Bedroom + 5-Bathroom; 1 Kitchen + 1 Living + 1 Laundry 2nd floor: 5-Bedroom + 4-Bathroom; 1 Kitchen + 1 Living + 1 Laundry
Zoning	LARD1.5, TOC Tier 2
APN	5053-034-014



This information has been secured from sources we believe to be reliable; however we make no representations or warranties, expressed or implied, as to the accuracy of the

FINANCIAL ANALYSIS

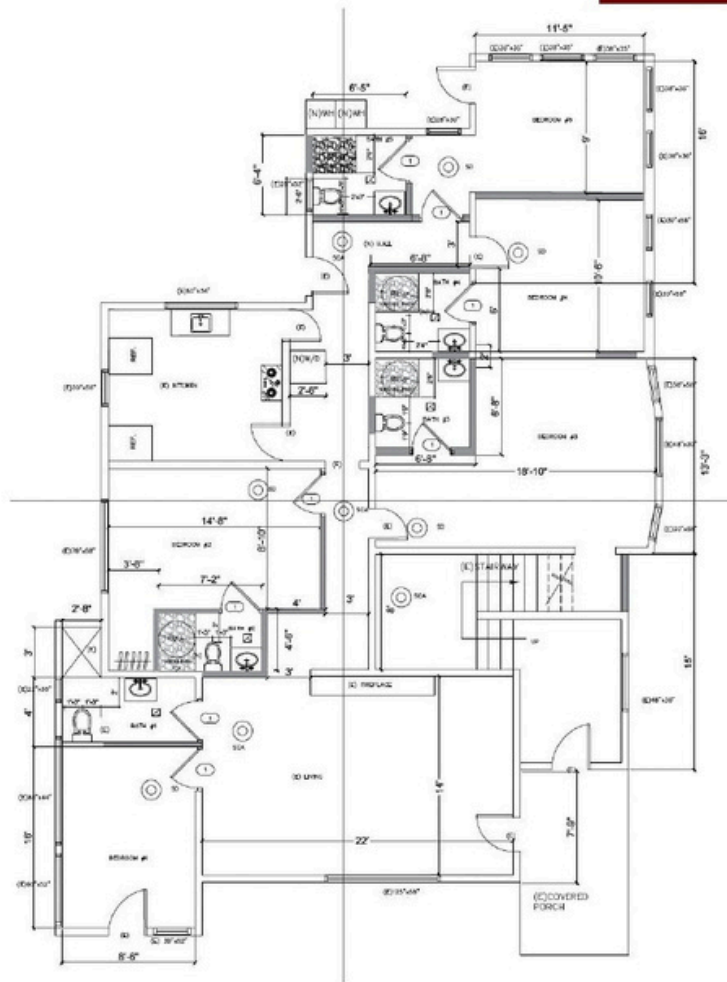
PROPERTY OVERVIEW	
Price	\$1,425,000
Cap Rate	6.30%
Market Cap Rate	6.26%
GRM	13.33
Market GRM	5.93
PreTax Cash Flow	
Market Pre Tax Cash Flow	6.38%
Property Address	2705 S NORMANDIE AVE LOS ANGELES, CA 90007
Building SF	3,630 SF
Lot Size	6,881 SF
Price/SF (Building)	\$440.77
Price/SF (Lot)	\$232.52
Scheduled Rental Income/Month	\$10,000
Rent Upside	45.8%
Total Monthly Income	\$10,000
Year Built / Year Remodel	1920 / 2020
Units	1st floor Unit: 5-Bedroom + 5-Bathroom; 1 Kitchen + 1 Living + 1 Laundry 2nd floor Unit: 5-Bedroom + 4-Bathroom; 1 Kitchen + 1 Living + 1 Laundry

INCOME&EXPENSES	
Annual Scheduled Gross Income	\$120,000
Less Vacancy Rate Reserve	\$0
Gross Operating Income	\$120,000
Less Expenses	\$19,818
Net operating Income	\$100,182

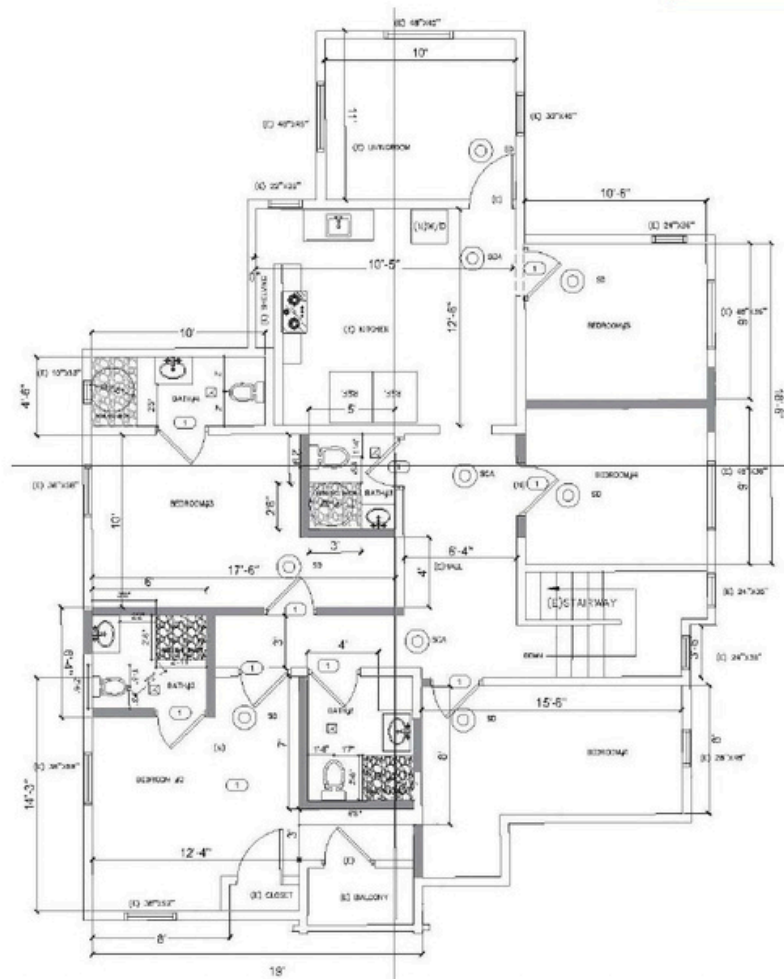
ANNUAL EXPENSE BREAKDOWN	
Taxes (1.20% x Sales Price)	\$19,200
Insurance	\$618
Gas & Electricity (Tenant Expense)	\$0
LADWP (Tenant Expense)	\$0
Total	\$19,818
Per Gross SF	\$5.46
Per Unit	\$9,909
% of SGI	13.76%

PROPOSED FINANCING TERMS	
Loan Amount	\$1,040,000
Term (Amortization)	5 Years Fixed (30)
Interest Rate	5.10%
Monthly Payment (First 5 Years)	\$5,646
Yearly Payment (First 5 Years)	\$67,752
Debt Coverage Ratio (DCR)	1.83

FLOORPLAN UNIT 1



FLOORPLAN UNIT 2





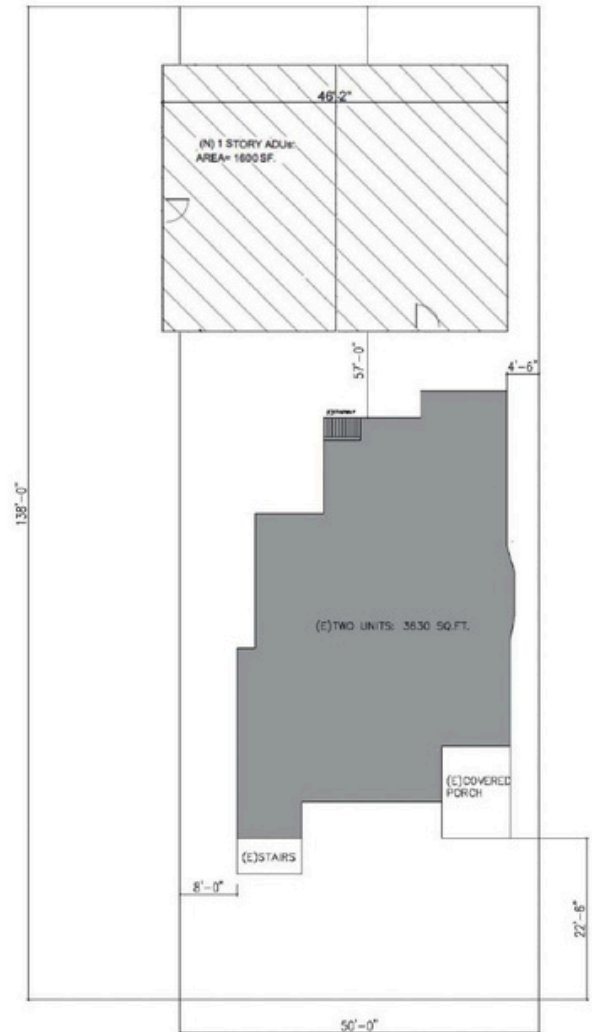
RENT ROLL

#	UNIT TYPE	DETAILS	CURRENT RENT	MARKET RENT	RENT UPSIDE
1	5-Bedroom + 5-Bathroom	1st Floor	\$5,780	\$8,800	52%
2	5-Bedroom + 4-Bathroom	2nd Floor	\$4,250	\$6,700	57%
3	3-Bedroom + 3-Bathroom	ADU	\$0	\$4,500	100%
4	3-Bedroom + 3-Bathroom	ADU	\$0	\$4,500	100%
Scheduled Rental Income			\$10,000	\$15,500	45.80%
Laundry Income			\$0	\$0	
Parking Income			\$0	\$0	
Total Monthly Income			\$10,000	\$24,500	
Annual Scheduled Gross Income			\$120,000	\$294,000	

INVESTMENT OPPORTUNITY

VALUE ADD POTENTIAL: TWO ADDITIONAL ADUs

- TWO 3-Bedroom +3-Bathroom ADUs
- Additional projected Monthly Income: \$9,000
- Projected Annual Income: \$\$



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LOS ANGELES

West Adams is a historic neighborhood in South Los Angeles, located about 3 miles southwest of Downtown and adjacent to USC.

West Adams is a historic LA neighborhood filled with architectural treasures, diverse eateries, and a rich cultural tapestry. As its location suggests, the atmosphere in West Adams is heavily influenced by its proximity to USC. The neighborhood is a favorite among history buffs and architecture enthusiasts for its well-preserved Victorian and Craftsman homes, but the community has a much more multifaceted character than that: the broad range of cultural influences is exemplified in landmarks like the art deco Nate Holden Performing Arts Center. The area's blend of long-time residents, students, and young professionals creates a unique and evolving urban landscape.

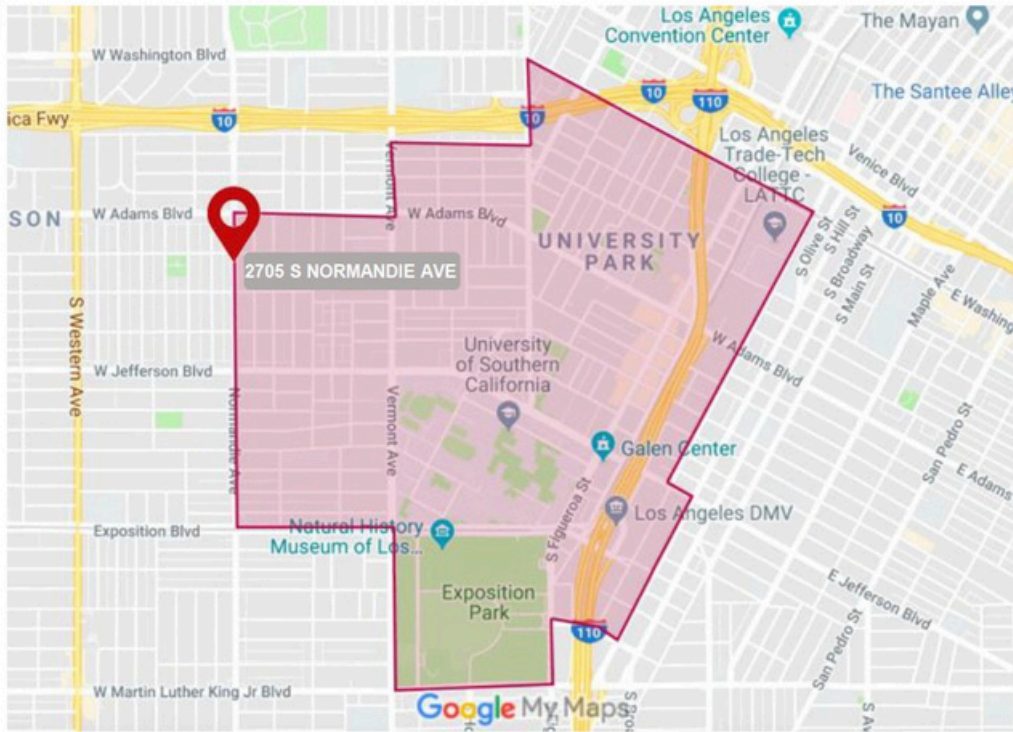


USC VILLAGE

This property is located just a few blocks from the new USC Village, a 15 acre, 1.25 million-square-foot residential and retail center that has dramatically changed the University and its residential life. USC Village provides housing for over 2,500 undergraduates, combining student housing with retail, dining, recreational and educational facilities.

The property includes a Trader Joe's, Target, Starbucks, Amazon shipping center, yoga studio, and over a dozen other dining and lifestyle amenities. The biggest development in the history of USC at \$650 million, the project is also the largest in the history of South Los Angeles, providing thousands of jobs and pumping an estimated \$5.2 billion dollars into the local economy. Tree-lined entrances lead to a central plaza surrounded by outdoor dining and community-serving shops and cafes.

DPS PATROL ZONE



The Department of Public Safety (DPS) patrols this area surrounding the University of Southern California (USC) 24 hours per day, 7 days a week. DPS is a private security paid for by USC to patrol the community to make it safer, while working with the community to solve problems.