



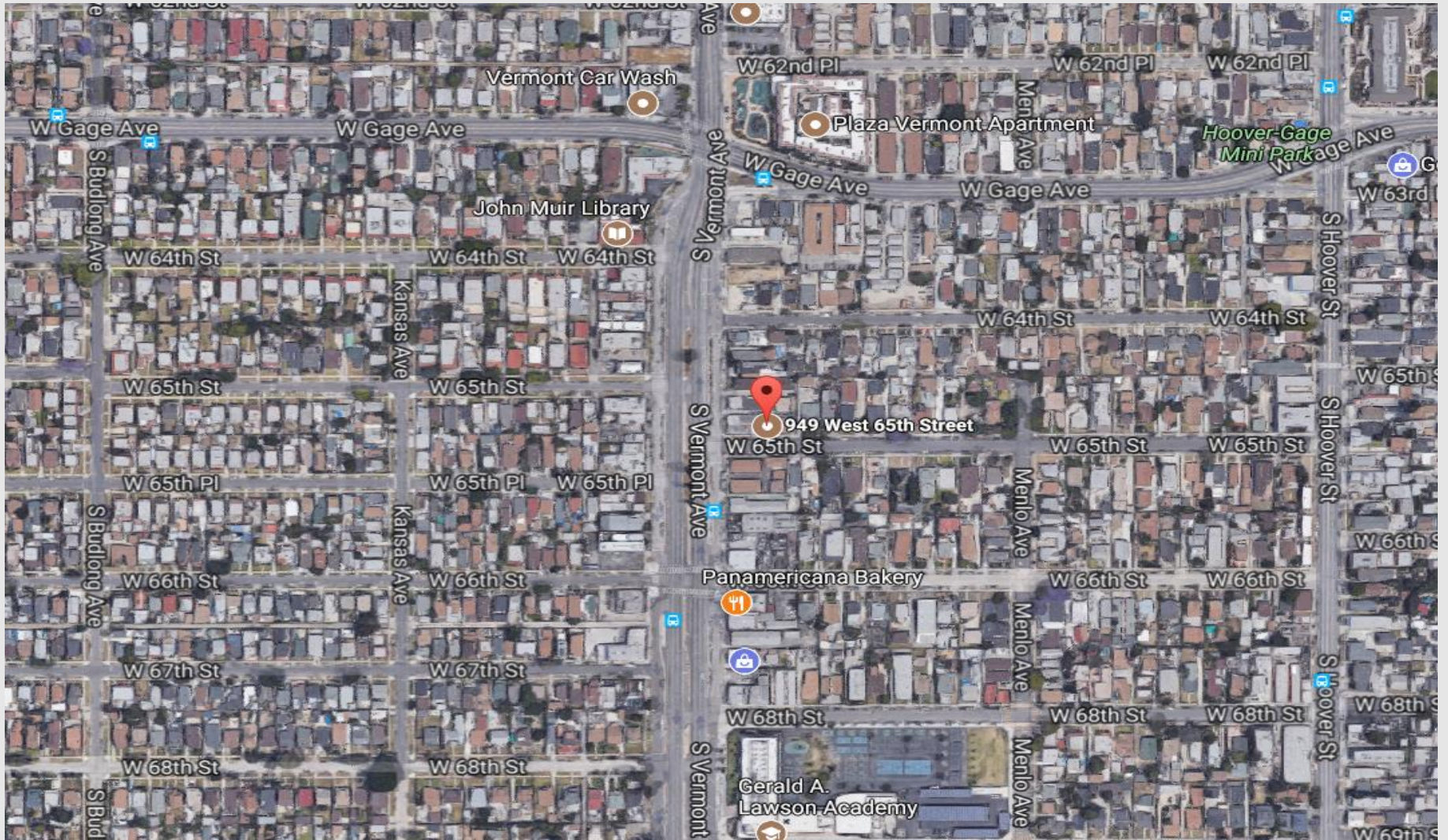
949 W. 65th St Apartments

Investment Summary

949 W. 65th St | Opportunity

- Opportunity to invest in a 24 unit apartment development project
- Existing on the lot are two structures, a vacant church on the north side of the property and a currently occupied single family residence on the south side of the property
- The lot is 7,500 sf of land located on 949 W. 65th St Los Angeles, CA
- The property is zoned C2-1VL and lies within the Transit Oriented Communities (TOC) Tier 3 overlay, allowing an increase of 70% to density on the C2 zone with parking incentives reducing the minimum to a .5 stall per dwelling unit
- The proposed development would be 4 stories tall, given the 45 foot height limit, and allows for sufficient on-grade parking upon application of TOC incentives for 24 one-bedroom units (21 market rate units and 3 Extremely Low Affordable Housing Units; 10% Affordable Housing Dedication per TOC Guidelines)

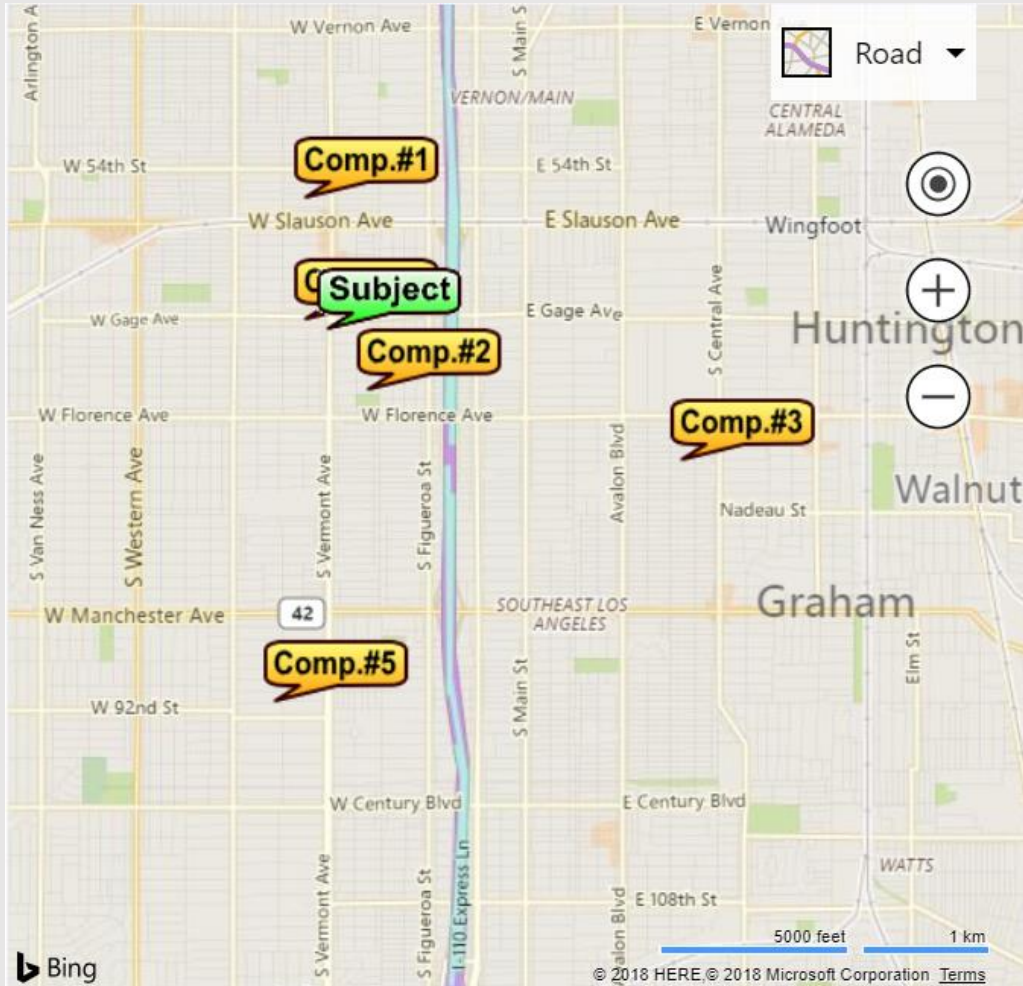
949 W. 65th St | Aerial



949 W. 65th St | Google Earth



949 W. 65th St | Rent Comparables



One Bedroom Rental Comparables					
Comp ID	Address	Distance	Size	Monthly Rent	\$/sf/mo
Subject	949 W. 65th Street				
1	1026-1036 57th St.	.7 mi	527	1400	2.66
2	7006 Hoover St.	.38 mi	575	1400	2.43
3	7621 Wadsworth Ave	1.97 mi	680	1495	2.20
4	1022 W 64th St	.13 mi	700	1500	2.14
5	9222 Budlong Ave	1.94 mi	750	1350	1.80

949 W. 65th St | Unit Mix

GENERAL	
Units	24
Lot Size	7,500
Net Rentable Sq Footage	13,200
Parking Sq Footage	5,000
Common Area (Hallways, Stairs, Etc)	1,980
Total Gross Building Sq Footage	20,180

MARKET RENTS								
<u>Units</u>	<u># of Units</u>	Today's <u>Monthly Rent/Unit</u>	<u>RSE</u>	<u>SF/Unit</u>	Post Dev <u>Monthly Rent</u>	Post Dev <u>Market Rent (PSF)</u>	Post Dev <u>Market Rent/Unit</u>	
1B+1B	21	\$1,473	11,550	550	\$32,817	\$2.84	\$1,563	
1B+1B AFFORDABLE	3	\$373	1,650	550	\$1,119	\$0.68	\$373	
TOTAL	24		13,200		\$33,936	\$2.57	\$1,936	

- Assuming Section 8 Housing Rents
- Post Dev Rent assumes 3% Annual Inflation on Today's Market Rent for 2 years; assuming project takes 2 years for stabilization

949 W. 65th St | Project Cost Breakdown

PROJECT COST BREAKDOWN			Costs	Per Unit	\$/Gross SF	\$/NRSF
Acquisition Cost	Land SF	SF Calc 7,500	<u>1,080,000</u>	<u>45,000</u>	<u>144.00</u>	<u>81.82</u>
					Land SF	
Land Development Costs						
Demo	GSF	20,180	75,000	3,125	3.72	5.68
Total Land Development Costs		20,180	<u>75,000</u>	<u>3,125</u>	<u>3.72</u>	<u>5.68</u>
Hard Costs						
Direct Building	GSF	20,180	2,320,700	96,696	115.00	175.81
Parking	Parking SF	5,000	400,000	16,667	80.00	30.30
General Conditions (20k assumed eviction of SFR tenant)		20,180	50,270	2,095	1.50	3.81
Liability Insurance & Security Bonds		20,180	21,189	883	1.05	1.61
Construction GC Fee		20,180	40,360	1,682	2.00	3.06
GC Contingency @ 2%	2.00%	20,180	58,150	2,423	2.17	4.41
HC Contingency @ 10%	10.00%	20,180	296,567	12,357	11.09	22.47
Total Hard Costs			<u>3,187,236</u>	<u>132,802</u>	<u>157.94</u>	<u>241.46</u>
Soft Costs						
A&E	GSF	20,180	80,000	3,333	3.96	6.06
A&E Construction Admin (Plan Submittal)		20,180	10,000	417	0.50	0.76
Builder's Risk Insurance		20,180	2,000	83	0.10	0.15
Permits & Fees		20,180	175,000	7,292	8.67	13.26
Misc Consultants		20,180	5,000	208	0.25	0.38
Taxes		20,180	12,010	500	0.60	0.91
Construction Management Consultant		20,180	5,000	208	0.25	0.38
Project Legal		20,180	2,000	83	0.10	0.15
Survey		20,180	2,500	104	0.12	0.19
Financing/Interest Costs (See Century Bank Sheet)		20,180	204,224	8,509	10.12	15.47
Soft Cost Contingency (6% of Total SC)	6.00%	20,180	17,611	734	0.87	1.33
Total Soft Costs		20,180	<u>515,345</u>	<u>21,473</u>	<u>25.54</u>	<u>39.04</u>
TOTAL DEVELOPMENT COSTS		20,180	<u>\$ 3,777,581</u>	<u>\$ 157,399</u>	<u>\$ 187</u>	<u>\$ 286</u>
TOTAL COSTS		20,180	<u>\$ 4,857,581</u>	<u>\$ 202,399</u>	<u>\$ 241</u>	<u>\$ 368</u>

949 W. 65th St | Profit Breakdown

UNLEVERED ASSUMPTIONS		
<i>Annual Proforma: Post Development Forecast</i>		
EGI		\$407,230
Op Ex	25%	(\$101,807)
NOI (Residential)		\$305,422
Exit Cap		5.00%
	<u>\$/Unit</u>	
Disposition Price	254,519	\$6,108,448
Less: Commissions	5%	(\$305,422)
Total Sales		\$5,803,025
Less: Total Costs		(\$4,857,581)
NET PROFIT		\$945,444
Unlevered Stablized NOI YIELD		6.29%
YIELD ON COST		19.46%