

853

NORTH JUNE STREET
LOS ANGELES, CA 90038

**4 UNIT NEW CONSTRUCTION
LARGE TOWNHOMES
3BR+3.5BA & 4BR+3.5BA UNITS
ATTACHED 2-CAR GARAGES**

YEAR BUILT	2020
LOT SIZE	6,349 SF
GROSS BUILDING SIZE	8,405 SF
ZONING	LARD1.5
GRM	13.62
CAP RATE	5.31%
PRICE PER UNIT	\$898,750
PRICE PER GROSS SF	\$427.72

IKON CAPITAL ADVISORS

KELLERWILLIAMS
Hollywood Hills

www.ikonadvisors.com

853 NORTH JUNE ST

TABLE OF CONTENTS

3 PROPERTY DESCRIPTION

4 PHOTOS

5 FINANCIAL OVERVIEW

6 SALES COMPARABLES

8 RENTAL COMPARABLES

11 TRADE AREA OVERVIEW

13 DISCLAIMER



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4-UNIT
NEW CONSTRUCTION



LARGE TOWNHOME
STYLE UNITS



ATTACHED 2-CAR
GARAGE PER UNIT



PRIME HOLLYWOOD
LOCATION



INDIVIDUALLY METERED
UNITS FOR UTILITIES

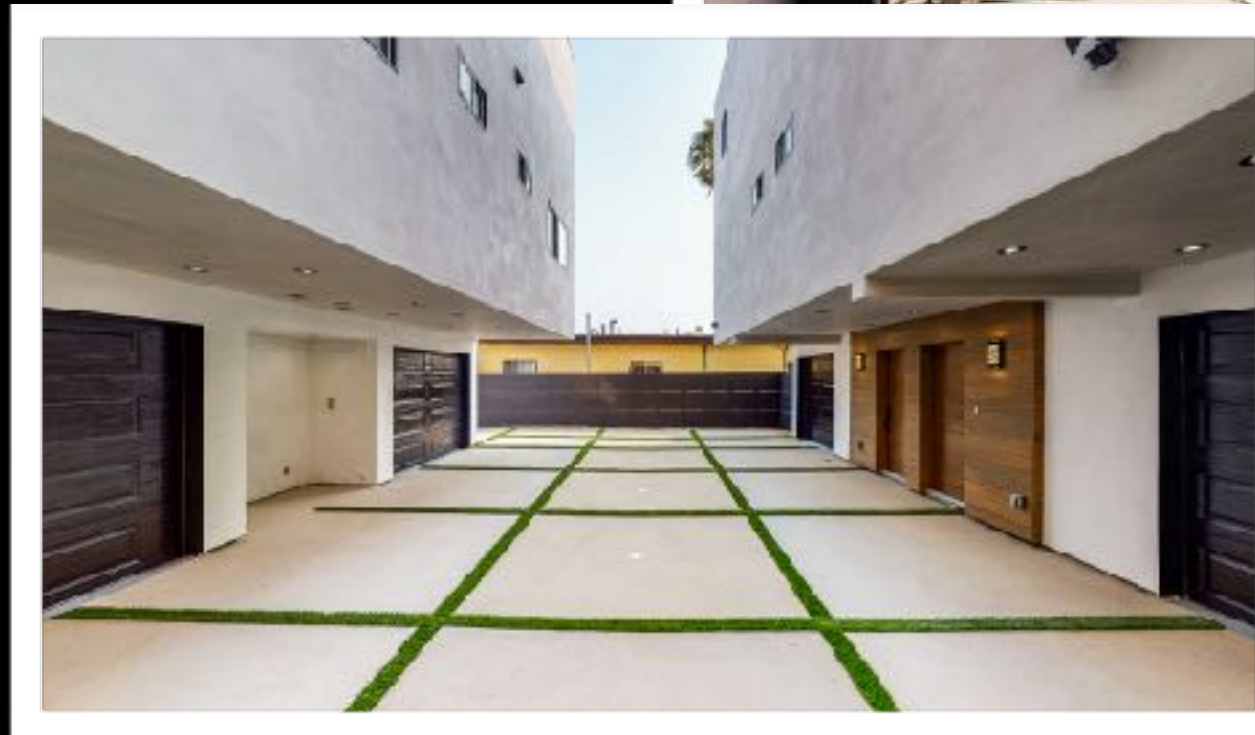
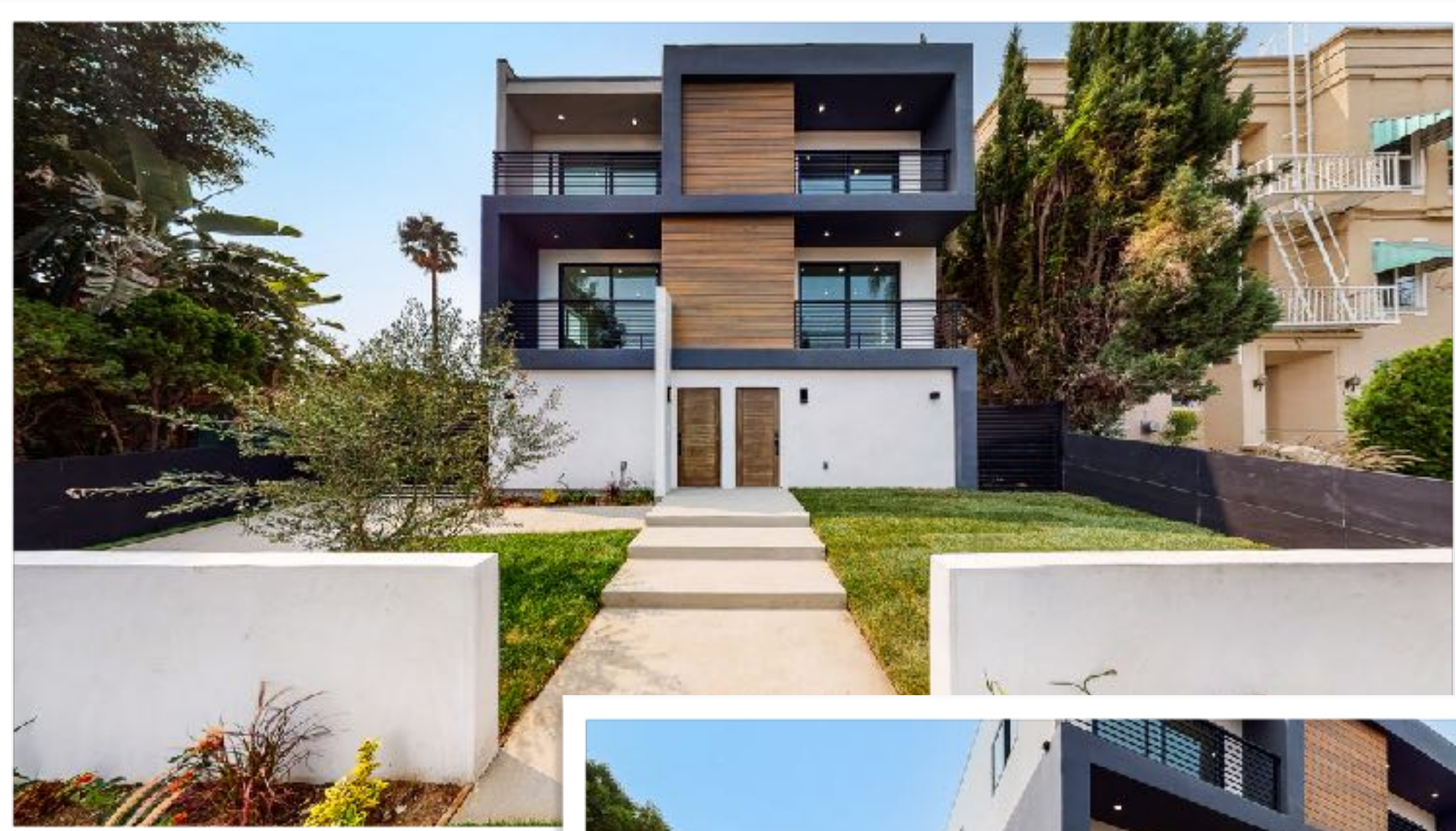
IKON CAPITAL ADVISORS is proud to present the opportunity to purchase this 4-unit new construction townhome complex in Prime Hollywood, nestled between the bustling Melrose-Fairfax shopping district and Santa Monica Boulevard. The complex consists of 2 three-story duplexes each with a two-car attached garage. Townhomes feature either a 3 bedroom + 3.5 bathroom or 4 bedroom + 3.5 bathroom floor plan with an open-concept kitchen/living area with sleek wood finishes and stainless steel appliances; the 4-bedroom units also include a kitchen island providing ample counter space ideal for cooking and entertaining. Spacious bathrooms feature dark bronze and gold finishes with built-in storage. The 4-bedroom back units come complete with private backyards. Units are individually metered for gas, water, and power; ideal for both investors and renters.



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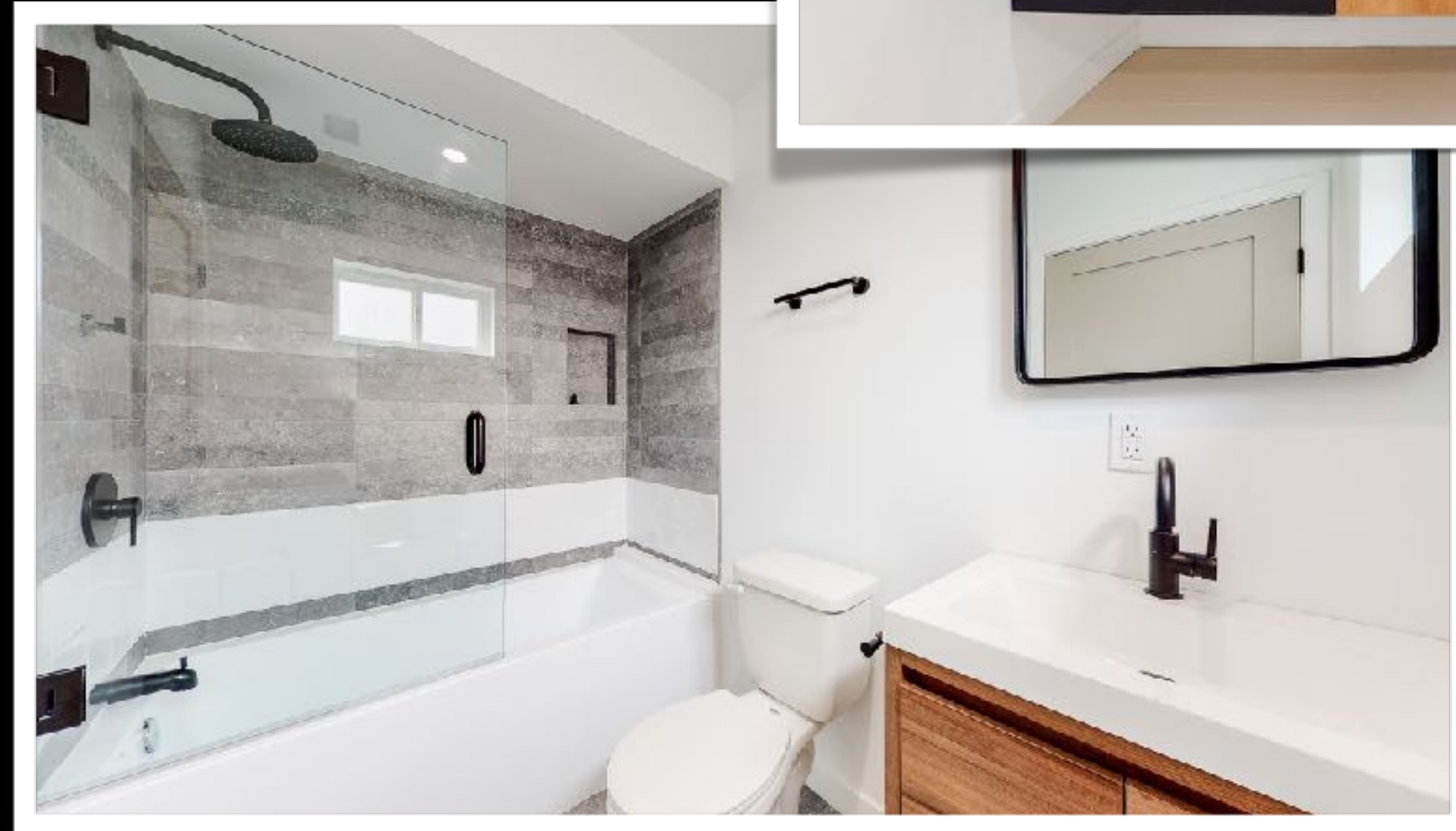
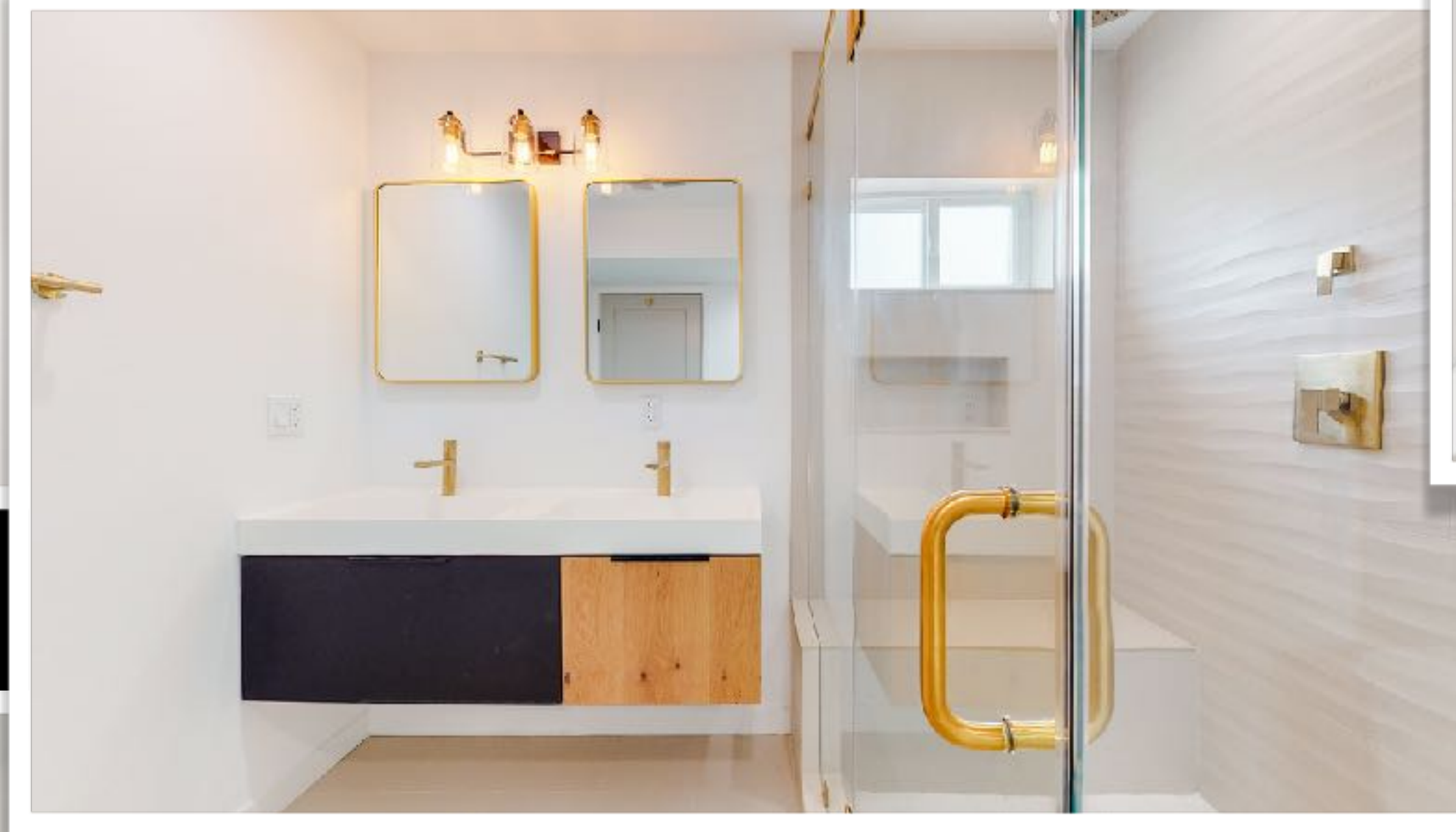
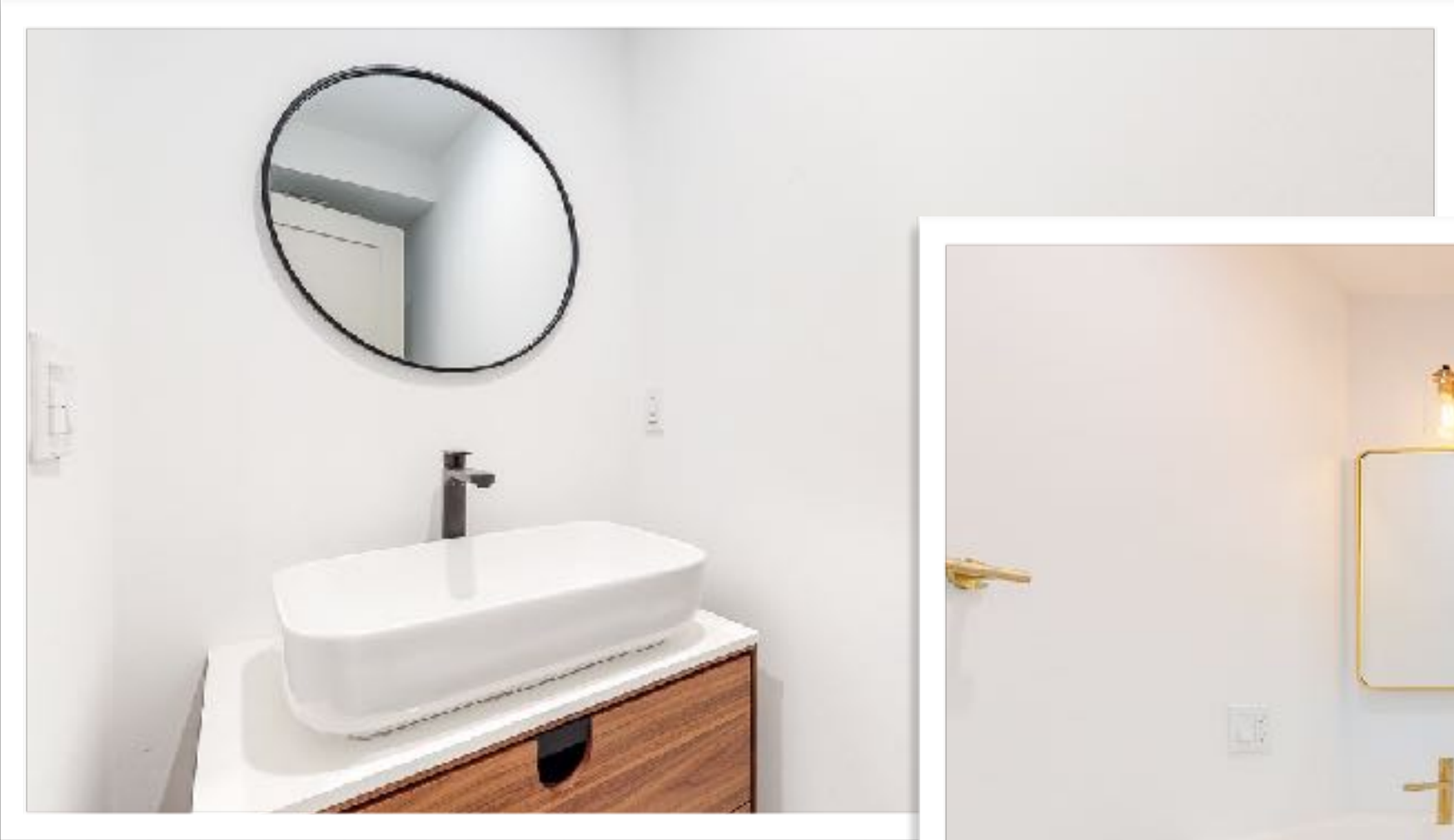
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PHOTOS

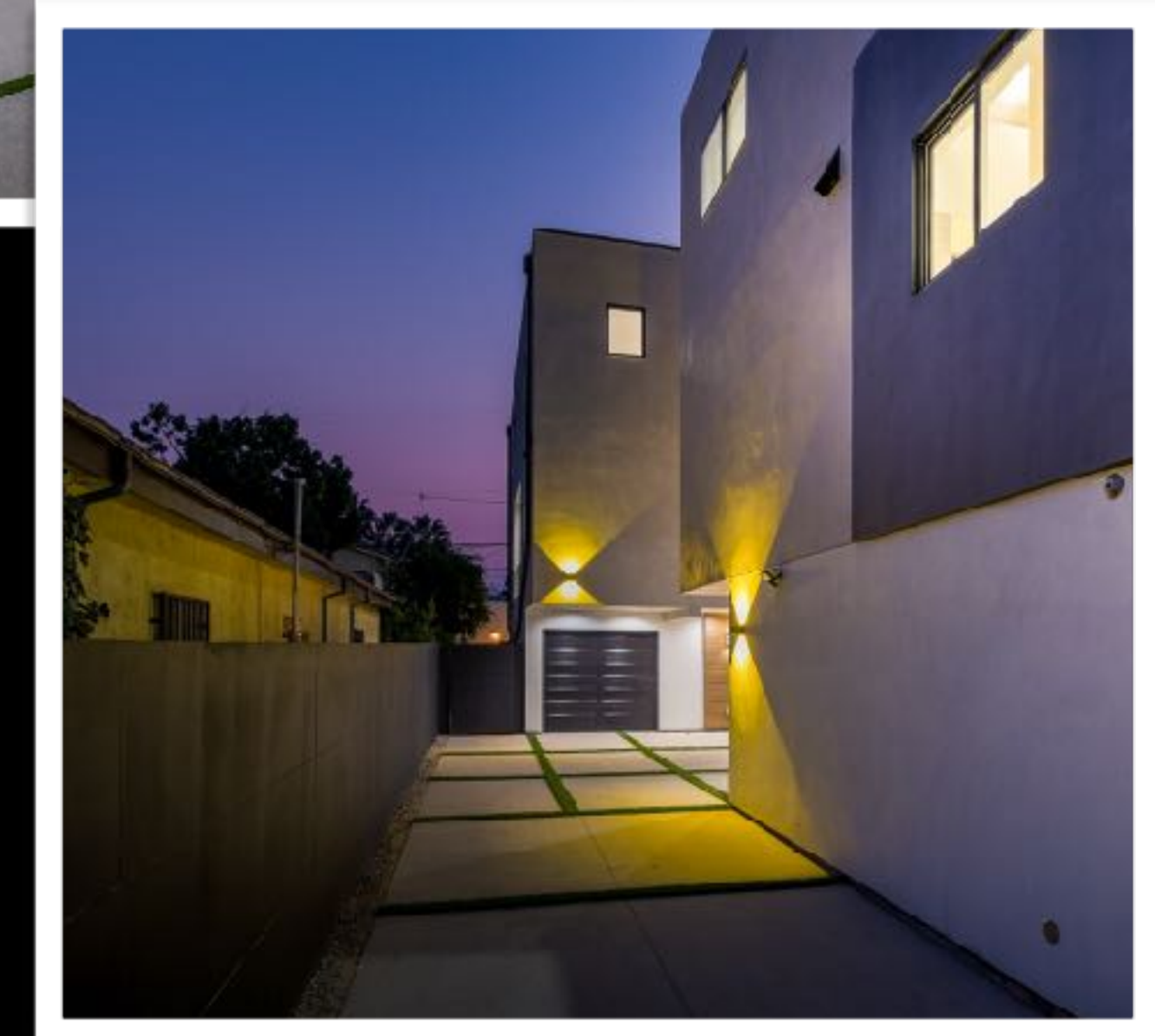
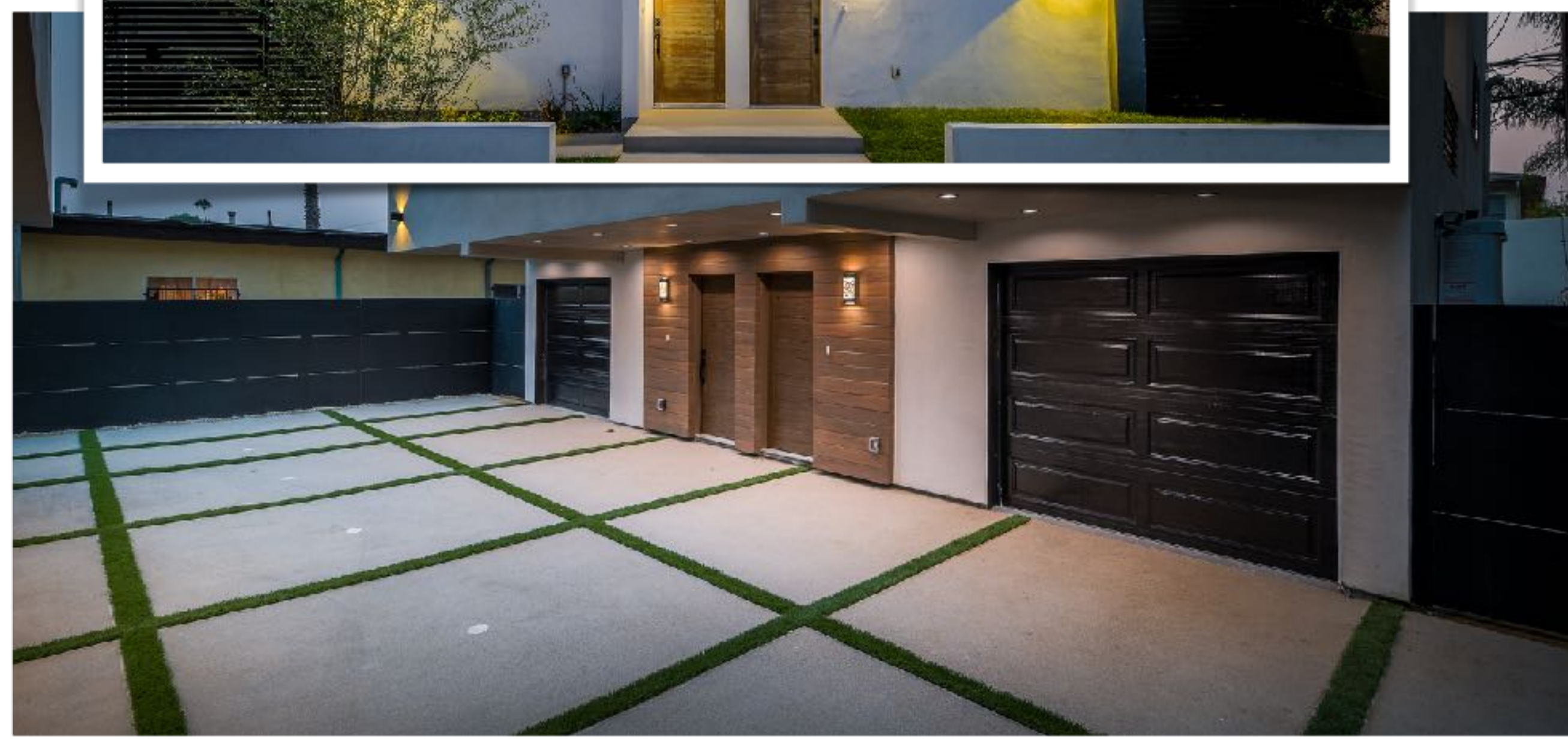
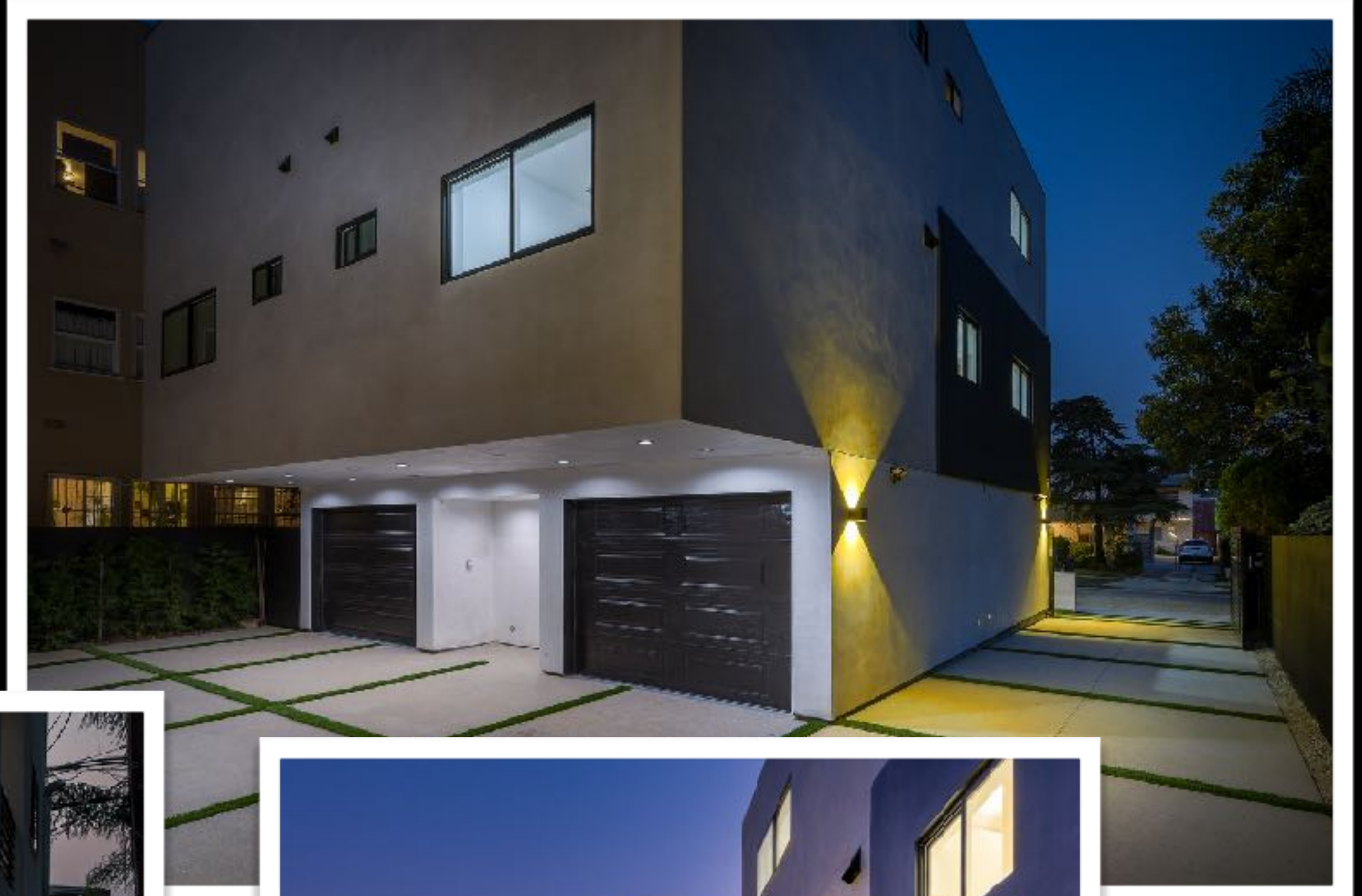




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PHOTOS

FINANCIAL OVERVIEW

Projected Sales Price: \$3,595,000

853 N JUNE ST

APN	5524-007-002
DOWN PAYMENT	25% \$898,750
NUMBER OF UNITS	4
PRICE PER UNIT	\$898,750
LOT SIZE	6,349
GROSS BUILDING SF	8,405
GROSS LIVEABLE SF	6,629
PRICE PER LIVABLE SF	\$542.31
PRICE PER GROSS SF	\$427.72
CAP CURRENT	5.31%
GRM CURRENT	13.62
YEAR BUILT	2020
ZONING	LARD1.5
TOTAL PARKING SPACES	8

FINANCING

Loan information is time sensitive and subject to change. Contact Yohann Bensimon for updated information or questions about your analysis.

FIRST TRUST DEED		
LOAN AMOUNT		\$2,696,250
LOAN TYPE		PROPOSED NEW
INTEREST RATE	3.5%	5-YEAR FIXED
AMORTIZATION		30 YEARS
DCR		1.31

PROJECTED ANNUALIZED OPERATING DATA

ESTIMATED INCOME

GROSS RENTAL INCOME		\$264,000
GROSS POTENTIAL INCOME		\$264,000
LESS: VACANCY/DEDUCTIONS (GPR)	3.0%	\$7,920
EFFECTIVE GROSS INCOME		\$256,080
LESS: EXPENSES		\$65,281
NET OPERATING INCOME		\$190,799
DEBT SERVICE (LOAN PAYMENT)		\$145,288
NET AFTER DEBT SERVICE	5.1%	\$45,511

ESTIMATED EXPENSES

REAL ESTATE TAXES	\$44,938
INSURANCE	\$3,400
UTILITIES	\$2,400
OFF SITE MANAGEMENT (4% OF EGI)	\$10,243
REPAIRS AND MAINTENANCE	\$2,500
LANDSCAPE	\$1,800
TOTAL EXPENSES	\$65,281
EXPENSES/UNIT	\$16,320
EXPENSES/SF	\$7.77
% OF EGI	25.49%

UNIT MIX

# OF UNITS	UNIT TYPE	APPROX. SF	RENTAL INCOME	RENT/SF	MONTHLY INCOME
1	3 BR + 3.5 BA	1,443.5	\$5,000	\$3.46	\$5,000
1	3 BR + 3.5 BA	1,449.5	\$5,000	\$3.45	\$5,000
1	4 BR + 3.5 BA	1,867.75	\$6,000	\$3.21	\$6,000
1	4 BR + 3.5 BA	1,867.75	\$6,000	\$3.21	\$6,000
4		6,629		\$3.33	\$22,000

SALES COMPARABLES



853 N June St



6007 Barton Ave



6650 Leland Way



1153 N Orange Dr

YEAR BUILT	2020	2016	2019	2019
# OF UNITS	4	4	4	4
LOT SIZE	6,349 SF	6,500 SF	6,387 SF	5,884 SF
GROSS BUIDLING SF	8,405 SF	5,550 SF	6,319 SF	6,208 SF
ZONING	LARD1.5	LAR3	LARD1.5	LAR3
GRM	13.62	N/A	15.33	13.22
CAP RATE	5.31%	N/A	5.04%	5.93%
PRICE PER UNIT	\$898,750	\$892,500	\$800,000	\$850,000
PRICE PER LIVEABLE SF	\$542.31	\$643.24	\$506	\$547
UNIT MIX	3 BR + 3.5 BA 4 BR + 3.5 BA	2 BR + 3 BA 3 BR + 3 BA	3 BR + 4 BA 2 BR + 3 BA	4 BR + 3 BA 3 BR + 4 BA 3 BR + 3 BA 2 BR + 3 BA
PARKING SPACES	8	2	8	7
SALE PRICE	\$3,595,000	\$3,570,000	\$3,200,000	\$3,400,000
STATUS	Active	Active	Sold	Sold

SALES COMPARABLES



853 N June St



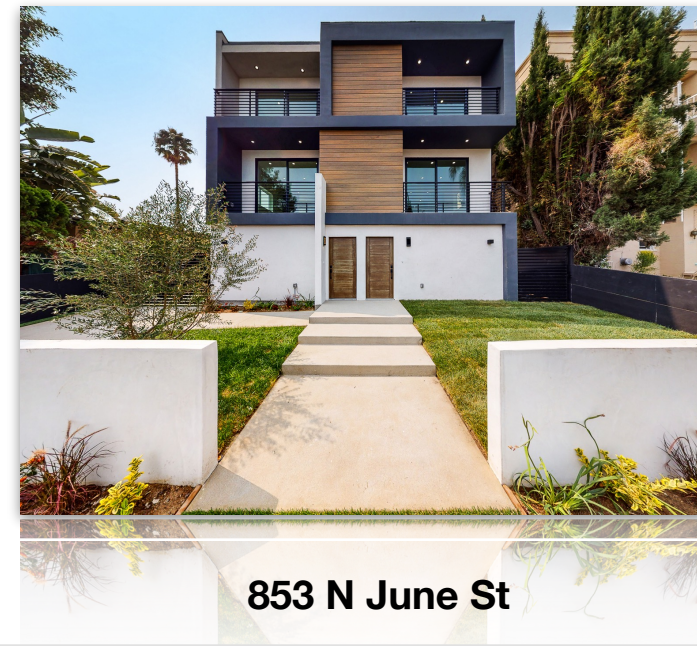
853 N McCadden Pl



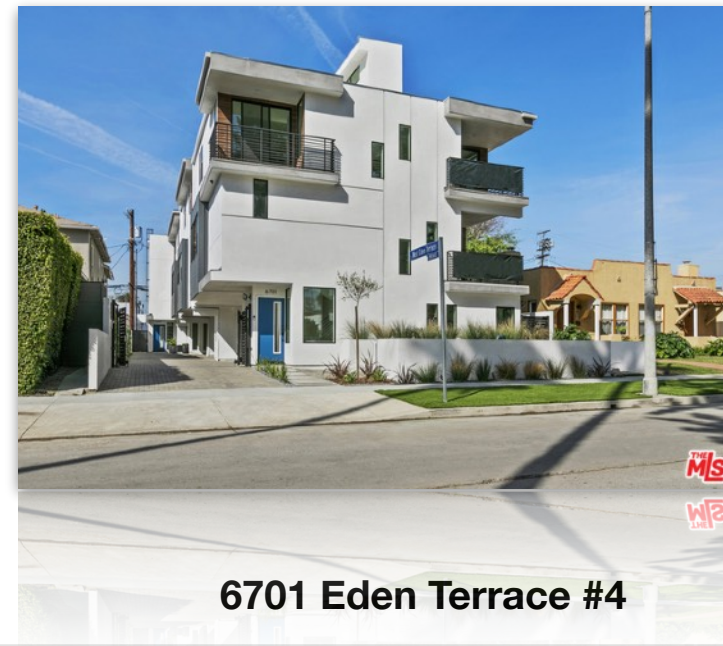
5941 Barton Ave

YEAR BUILT	2020	2018	2016
# OF UNITS	4	4	5
LOT SIZE	6,349 SF	7,250 SF	6,501 SF
GROSS BUILDING SF	8,405 SF	7,347 SF	6,800 SF
ZONING	LARD1.5	LARD1.5	LAR3
GRM	13.62	14.01	16.63
CAP RATE	5.31%	5.71	4.28
PRICE PER UNIT	\$898,750	\$890,000	\$957,500
PRICE PER BUILDING SF	\$542.31	\$482.78	\$563.24
UNIT MIX	3 BR + 3.5 BA 4 BR + 3.5 BA	3 BR + 3.5 BA	3 BR + 4 BA 2 BR + 3 BA
PARKING SPACES	8	8	10
SALE PRICE	\$3,595,000	\$3,560,000	\$3,830,000
STATUS	Active	Sold	Sold

ACTIVE RENTAL COMPARABLES



853 N June St



6701 Eden Terrace #4



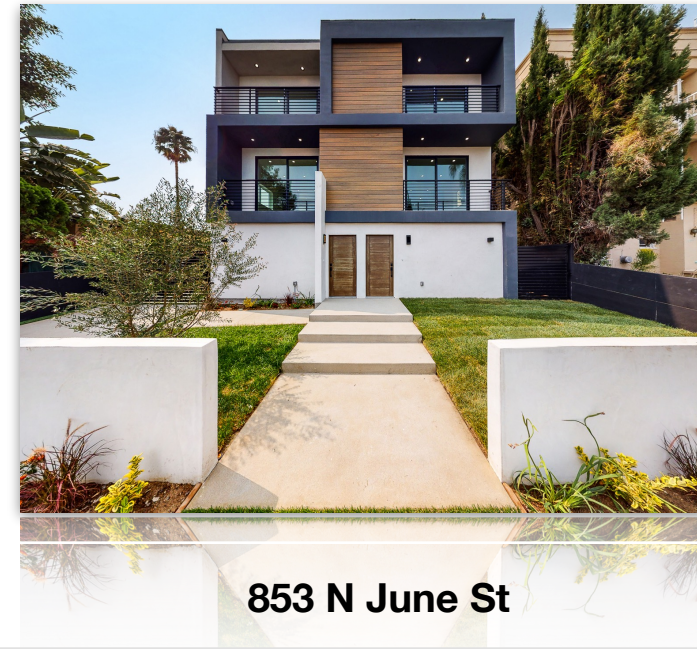
1217 N Mansfield



813 N McCadden PI #1

# OF UNITS	4	4	1	2
UNIT MIX	3 BR + 3.5 BA • 4 BR + 3.5 BA	3 BR + 4 BA	3 BR + 3 BA	3 BR + 4 BA
UNIT SIZE	1,443 SF - 1,867 SF	2,452 SF	1,972 SF	2,221 SF
LEASE LIST PRICE	\$5,000 - \$6,000	\$7,450	\$6,800	\$6,600
PRICE PER RENTAL SF	\$3.33	\$3.04	\$3.45	\$2.97

SOLD RENTAL COMPARABLES



853 N June St



6703 Eden Terrace #3



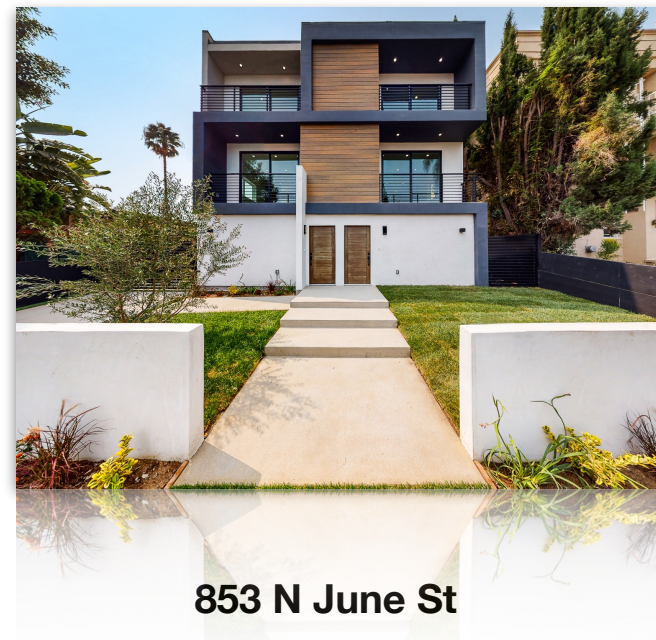
6369 W June Pl



1306 N Mansfield Ave

# OF UNITS	4	4	1	1
UNIT MIX	3 BR + 3.5 BA • 4 BR + 3.5 BA	4 BR + 4 BA	3 BR + 3 BA	3 BR + 4 BA
UNIT SIZE	1,443 SF - 1,867 SF	2,435 SF	1,887 SF	2,174 SF
LEASE LIST PRICE	\$5,000 - \$6,000	\$7,200	\$6,995	\$5,500
PRICE PER RENTAL SF	\$3.33	\$2.96	\$3.71	\$2.53

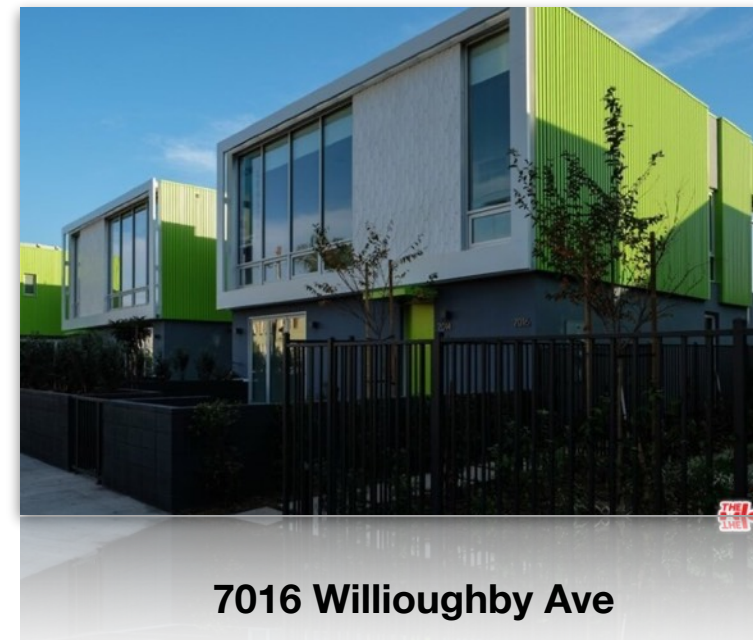
SOLD RENTAL COMPARABLES



853 N June St



811 N Detroit



7016 Willoughby Ave



7016 Willoughby Ave



6611 Leland Way

# OF UNITS	4	4	12	12	4
UNIT MIX	3 BR + 3.5 BA • 4 BR + 3.5 BA	3 BR + 3 BA	3 BR + 4 BA	3 BR + 4 BA	3 BR + 4 BA
UNIT SIZE	1,443 SF - 1,867 SF	1,931 SF	1,712 SF	1,712 SF	1,799 SF
LEASE LIST PRICE	\$5,000 - \$6,000	\$5,750	\$5,800	\$5,875	\$5,500
PRICE PER BUILDING SF	\$3.33	\$2.98	\$3.39	\$3.43	\$3.06

TRADE AREA OVERVIEW MAP — PRIME HOLLYWOOD

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MAP LEGEND

- 00 Subject Property: 853 N June St
- 01 Plummer Park
- 02 Trader Joe's
- 03 Club Pilates
- 04 Poinsettia Recreation Center
- 05 Blu Jam Cafe
- 06 Target
- 07 Best Buy
- 08 Sprouts Farmers Market
- 09 Melrose Elementary School
- 10 Tatsu Ramen
- 11 Salt's Cure
- 12 Petit Trois
- 13 Osteria Mozza
- 14 Pizzeria Mozza
- 15 DeLongpre Park
- 16 Gold's Gym
- 17 Providence
- 18 Osteria Mamma

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THANK YOU FOR YOUR INTEREST IN
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