

1552 WINONA BLVD

LOS ANGELES, CA 90038



6 UNIT NEW
CONSTR.



DELIVERED
VACANT



PRIME
ECHO PARK



12 PARKING
SPACES

SALE PRICE

\$3,000,000

CAP RATE
5.80%

GRM
12.76

GROSS RENTAL INCOME
\$235,200

LOT SIZE
6,700 SF

BUILDING SIZE
6,772 SF

ZONING
LARD1.5

YEAR BUILT
2021

Ikon Advisors is pleased to present 1552 Winona Boulevard, a newly built 4-unit townhouse complex in East Hollywood. This high demand rental will provide proud investors with an impressive 5.80% Cap Rate, with easy maintenance and little management needed. 1552 Winona Blvd features (1) 5 Bed/3.5 Bath and (3) 4 Bed/ 3.5 Bath units with high ceilings, large balconies, in-unit washer & dryer, stainless steel appliances, manicured landscaping and attached parking. In addition to the impressive return, investors will enjoy extreme desirability among renters for years to come. These luxury units define upscale urban living in a neighborhood that is experiencing tremendous growth and steady gentrification.



UNIT MIX

UNITS	UNIT TYPE	APPROX. SF	CURRENT RENTS	RENT/SF	MONTHLY INCOME
1	5 Bd / 3.5 Ba	1800	\$5,300	\$2.94	\$5,300
1	4 Bd / 3.5 Ba	1650	\$4,850	\$2.94	\$4,850
1	4 Bd / 3.5 Ba	1650	\$4,750	\$2.88	\$4,750
1	4 Bd / 3.5 Ba	1650	\$4,700	\$2.85	\$4,700
4	Total/ Wtd. Avg.	3,274	\$19,600	\$2.90	\$7,763

1552 WINONA BLVD

SET-UP SHEET

FINANCIAL OVERVIEW

SALES PRICE	\$3,000,000
DOWN PAYMENT	35% \$1,050,000
UNIT #	4
PRICE / UNIT	\$750,000
GROSS SF	7,400
GROSS LIVABLE SF	6,772
PRICE / SF	\$405.41
CAP RATE	5.80%
GRM	12.76
YEAR BUILT	2021
LOT SIZE	6,700
PRICE / LOT SF	\$447.76
ZONING	LARD1.5
PARKING SPACES	8

FINANCING

FIRST TRUST DEED	
LOAN AMOUNT	\$1,950,000
LOAN TYPE	Proposed New
INTEREST RATE	4.0% 5 Year Fixed
AMORTIZATION	30 Years
DCR	1.56

ANNUALIZED OPERATING DATA

	CURRENT
GROSS RENTAL INCOME	\$235,200
OTHER INCOME (LAUNDRY)	\$0.00
GROSS POTENTIAL INCOME	\$235,200
LESS: VACANCY/DEDUCTIONS	3.0% 7,056
EFFECTIVE GROSS INCOME	\$228,144
LESS: EXPENSES	\$54,124
NET OPERTATING INCOME	\$174,020
DEBT SERVICE (LOAN PAYMENT)	\$111,715
CASH ON CASH RETURN	5.9% \$62,305

EXPENSES

	CURRENT
REAL ESTATE TAXES (1.25%)	\$37,500
INSURANCE (.35/SF)	\$3,200
TRASH REMOVAL	TENANT PAYS
UTILITIES	\$2,400
LANDSCAPE	\$1,680
MANAGEMENT (3% OF EGI)	\$6,844
REPAIRS & MAINTENANCE	\$2,500
TOTAL EXPENSES	\$25,813
EXPENSES/UNIT	\$8,604.17
EXPENSES/SF	\$8.90
% OF EGI	22.06%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.