

# 1002 N RIDGEWOOD

## LOS ANGELES, CA 90038

 3 UNIT NEW  
CONSTR.

 FULLY  
LEASED

 PRIME  
HOLLYWOOD

 VIRTUAL  
TOUR

**SALE PRICE**  
**\$1,830,000**

**CAP RATE** 5.00% **GRM** 15.6 **GROSS RENTAL INCOME** \$117,000

**LOT SIZE**  
5,163 SF

**BUILDING SIZE**  
2,900 SF

**ZONING**  
LARD1.5

**YEAR BUILT**  
2019

Prime Hollywood newest triplex is here to make a statement with its stunning modern farmhouse design and striking exterior. Crafted for the most discerning Buyer, this exceptional property located just blocks from Melrose, offers (2) 2 Br + 2 Ba units and (1) detached 1 Br + 1 Ba unit with future potential to build a 1-3 Bedroom ADU. Each unit features updated stainless steel appliances, laminate wood floors, matte black and natural wood finishes and custom lighting. Additional amenities include in unit laundry, guest bedroom and bathroom. Unbeatable, up-and-coming neighborhood just moments from the Hollywood Forever Cemetery, Paramount Pictures, the Sunset Bronson Studio Lot which Netflix offices reside on and trendy shopping and dining! Disclaimer: Original property was built in 1923 and was fully rebuilt, remodeled and expanded in 2020.



## UNIT MIX

UNITS	UNIT TYPE	APPROX. SF	CURRENT RENTS	RENT/SF	MONTHLY INCOME	PRO FORMA RENTS	RENT/SF	PRO FORMA INCOME
1	3 Bd / 2 Ba	1274	\$3,500	\$2.75	\$3,500	\$3,500	\$2.75	\$3,500
1	2 Bd / 1.5 Ba	1000	\$2,100	\$2.10	\$2,100	\$2,800	\$2.8	\$2,800
1	2 Bd / 1.5 Ba	1000	\$2,163	\$2.16	\$2,163	\$2,800	\$2.8	\$2,800
<b>3</b>	<b>Total/ Wtd. Avg.</b>	<b>3,274</b>	<b>\$7,763</b>	<b>\$2.34</b>	<b>\$7,763</b>	<b>\$9,100</b>	<b>\$2.78</b>	<b>\$9,100</b>

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## SET-UP SHEET

### FINANCIAL OVERVIEW

SALES PRICE	\$1,825,000
DOWN PAYMENT	25%   \$456,250
UNIT #	3
PRICE / UNIT	\$608,333
GROSS SF	2,900
GROSS LIVABLE SF	2,900
PRICE / SF	\$629.31
CAP RATE	5.00%
GRM	15.60
YEAR BUILT	2020
LOT SIZE	5,163
PRICE / LOT SF	\$629.31
ZONING	LARD1.5
PARKING SPACES	4

### FINANCING

FIRST TRUST DEED	
LOAN AMOUNT	\$1,386,750
LOAN TYPE	Proposed New
INTEREST RATE	3.5%   5 Year Fixed
AMORTIZATION	30 Years
DCR	1.24

### ANNUALIZED OPERATING DATA

	CURRENT
GROSS RENTAL INCOME	\$117,000
OTHER INCOME (LAUNDRY)	\$0.00
GROSS POTENTIAL INCOME	\$117,000
LESS: VACANCY/DEDUCTIONS	\$0.00
EFFECTIVE GROSS INCOME	\$117,000
LESS: EXPENSES	\$25,813
NET OPERATING INCOME	\$91,188
DEBT SERVICE (LOAN PAYMENT)	\$73,756
CASH ON CASH RETURN	3.8%   \$17,432

### EXPENSES

	CURRENT
REAL ESTATE TAXES (1.25%)	\$22,813
INSURANCE (.35/SF)	\$1,800
TRASH REMOVAL	TENANT PAYS
UTILITIES	\$0.00
LANDSCAPE	\$1,200
PEST CONTROL	\$350
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.