

# 853 N JUNE ST LOS ANGELES, CA 90038

 4 UNIT NEW  
CONSTR.

 100%  
CAPACITY

 PRIME  
HOLLYWOOD

 8 PARKING  
SPACES

**SALE PRICE**  
**\$3,605,000**

**CAP RATE** 5.31%    **GRM** 13.6    **GROSS RENTAL INCOME** \$264,000

**LOT SIZE**  
6,349 SF

**BUILDING SIZE**  
8,405 SF

**ZONING**  
LARD1.5

**YEAR BUILT**  
2020

Ikon Capital Advisors is proud to present 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.



## UNIT MIX

UNITS	UNIT TYPE	APPROX. SF	CURRENT RENTS	RENT/SF	MONTHLY INCOME
1	3 Bd / 3.5 Ba	1,443.5	\$5,000	\$3.46	\$5,000
1	3 Bd / 3.5 Ba	1,449.5	\$5,000	\$3.45	\$5,000
2	4 Bd / 3.5 Ba	1,867.75	\$6,000	\$3.21	\$6,000
<b>4</b>	<b>Total/ Wtd. Avg.</b>	<b>6,629</b>	<b>\$22,000</b>	<b>\$2.34</b>	<b>\$7,763</b>

# 853 N JUNE

## SET-UP SHEET

### FINANCIAL OVERVIEW

SALE PRICE	<b>\$3,605,000</b>
DOWN PAYMENT	25%   \$898,750
UNIT #	4
PRICE / UNIT	\$898,750
GROSS SF	8,405
GROSS LIVABLE SF	6,629
PRICE / SF	542.31
CAP RATE	5.31%
GRM	13.62
YEAR BUILT	2020
LOT SIZE	6,349
PRICE / LOT SF	\$427.72
ZONING	LARD1.5
PARKING SPACES	8

### FINANCING

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

### ANNUALIZED OPERATING DATA

	CURRENT
GROSS RENTAL INCOME	\$264,000
OTHER INCOME (LAUNDRY)	\$0.00
GROSS POTENTIAL INCOME	\$264,000
LESS: VACANCY/DEDUCTIONS	3.0%   \$7,920
EFFECTIVE GROSS INCOME	\$256,080
LESS: EXPENSES	\$65,281
NET OPERATING INCOME	\$190,799
DEBT SERVICE (LOAN PAYMENT)	\$145,288
CASH ON CASH RETURN	<b>5.1%   \$45,511</b>

### EXPENSES

	CURRENT
REAL ESTATE TAXES (1.25%)	\$44,938
INSURANCE (.35/SF)	\$3,400
TRASH REMOVAL	TENANT PAYS
UTILITIES	\$2,400
OFF-SITE MANAGEMENT	\$10,243
REPAIRS & MAINTENANCE	\$2,500
LANDSCAPE	\$1,800
PEST CONTROL	\$0.00
TOTAL EXPENSES	<b>\$65,281</b>
EXPENSES/UNIT	<b>\$16,320</b>
EXPENSES/SF	<b>\$7.77</b>
% OF EGI	<b>25.49%</b>

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.