

100% VACANT - NON-RENT-CONTROL

2021 Studio City Fourplex

4260 Laurel Canyon Blvd., Studio City, CA, 91604



2021 Studio City Fourplex

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OFFERING SUMMARY

ADDRESS	4260 Laurel Canyon Blvd. Studio City CA 91604
COUNTY	Los Angeles
SUBMARKET	STUD - Studio City
BUILDING SF	6,013 SF
LAND SF	5,002
NUMBER OF UNITS	4
YEAR BUILT	2021
APN	2368015035
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$3,200,000
PRICE PSF	\$532.18
PRICE PER UNIT	\$800,000
NOI (Potential)	\$181,632
CAP RATE (Potential)	5.68 %
GRM (Potential)	13.75

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	24,880	207,050	596,010
2020 Median HH Income	\$105,224	\$81,297	\$74,941
2020 Average HH Income	\$158,919	\$124,350	\$115,029

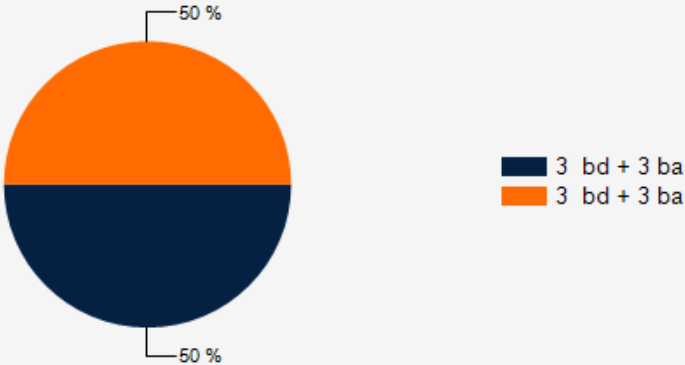


Description

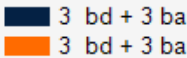
- CAP RATE OF 5.46%. 2021 non-rent-controlled Studio City fourplex moments away from the vibrant Ventura Blvd and with an easy access to the freeway! This luxurious property will attract tenants looking for a central location nearby the many entertainment and nightlife areas as well as many jobs and opportunities this area has to offer! Upon full occupancy, we estimate a conservative CAP RATE: 5.46%. 4260 Laurel Canyon Boulevard is made up of two standalone 3-story duplexes. The unit mix consists of four 3 bedroom, 2.5 bathroom units and two units with balconies. These units define upscale urban living, with expertly designed open floorplans, premium appliances, high ceilings, stunning grey cabinetry, double vanities in the majority of the bathrooms, eye-catching tile work and plenty of parking. Other perks to note include high return, a 1 year builder's warranty, brand new EVERYTHING, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters. School District its Carpenter Community Charter

Unit Mix	# Units	Square Feet	Potential Rent	Rent PSF	Monthly Income
3 bd + 3 ba	2	0	\$4,950		\$9,900
3 bd + 3 ba	2	0	\$4,750		\$9,500
Totals/Averages	4	0	\$4,850		\$19,400

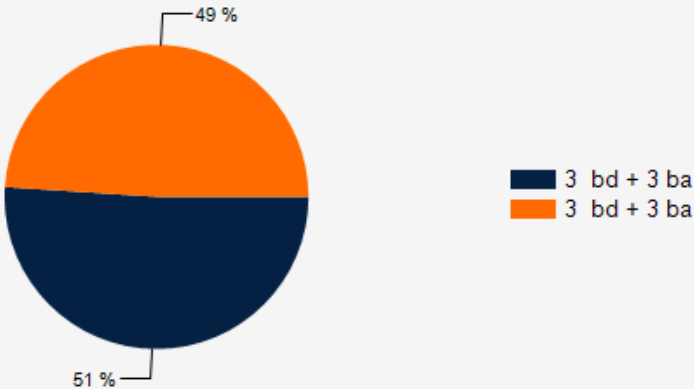
Unit Mix Summary



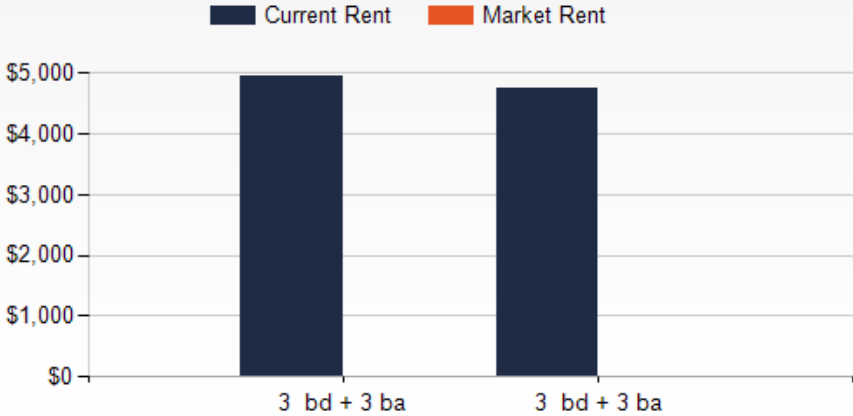
Unit Mix SF

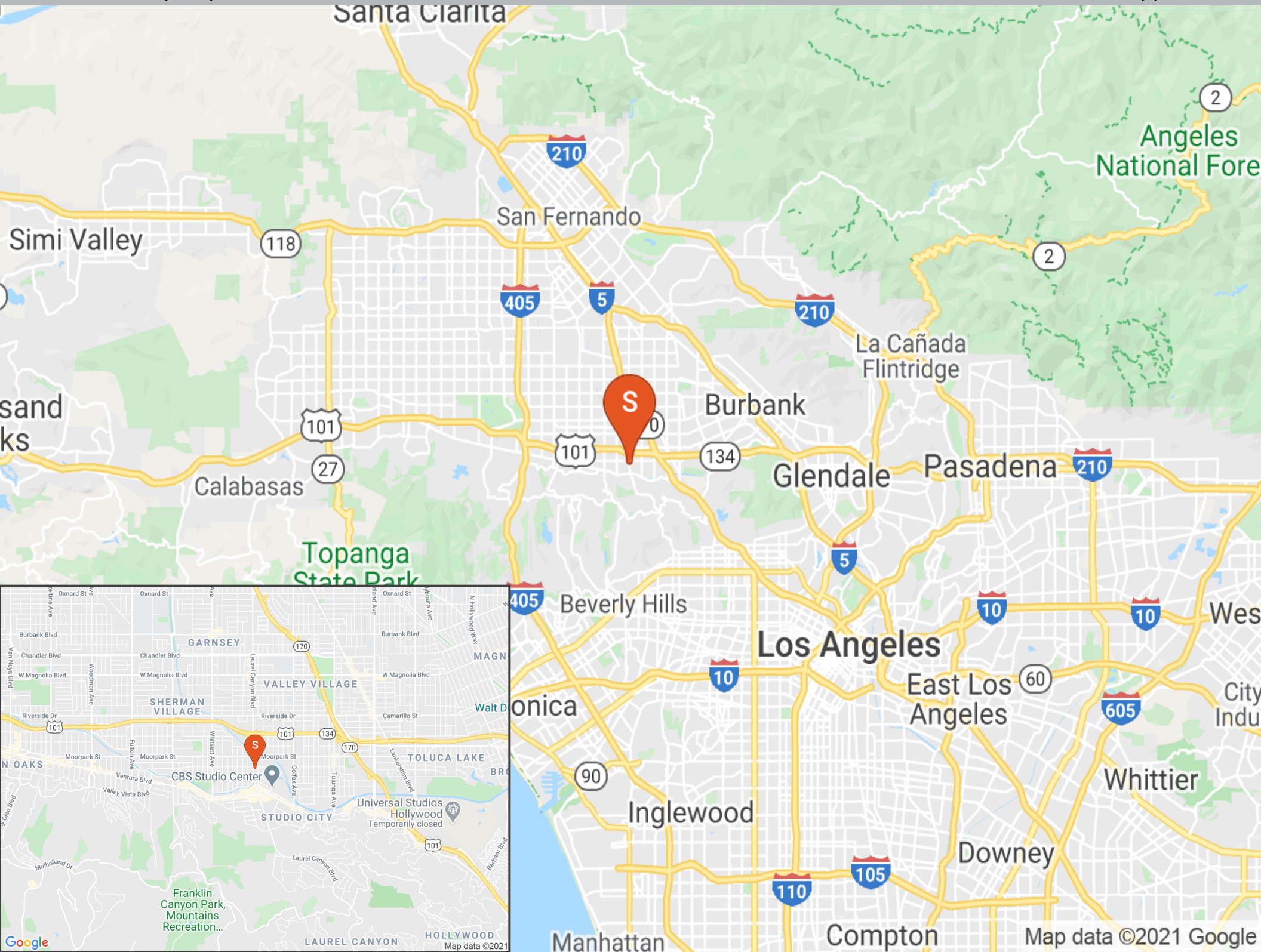


Unit Mix Revenue



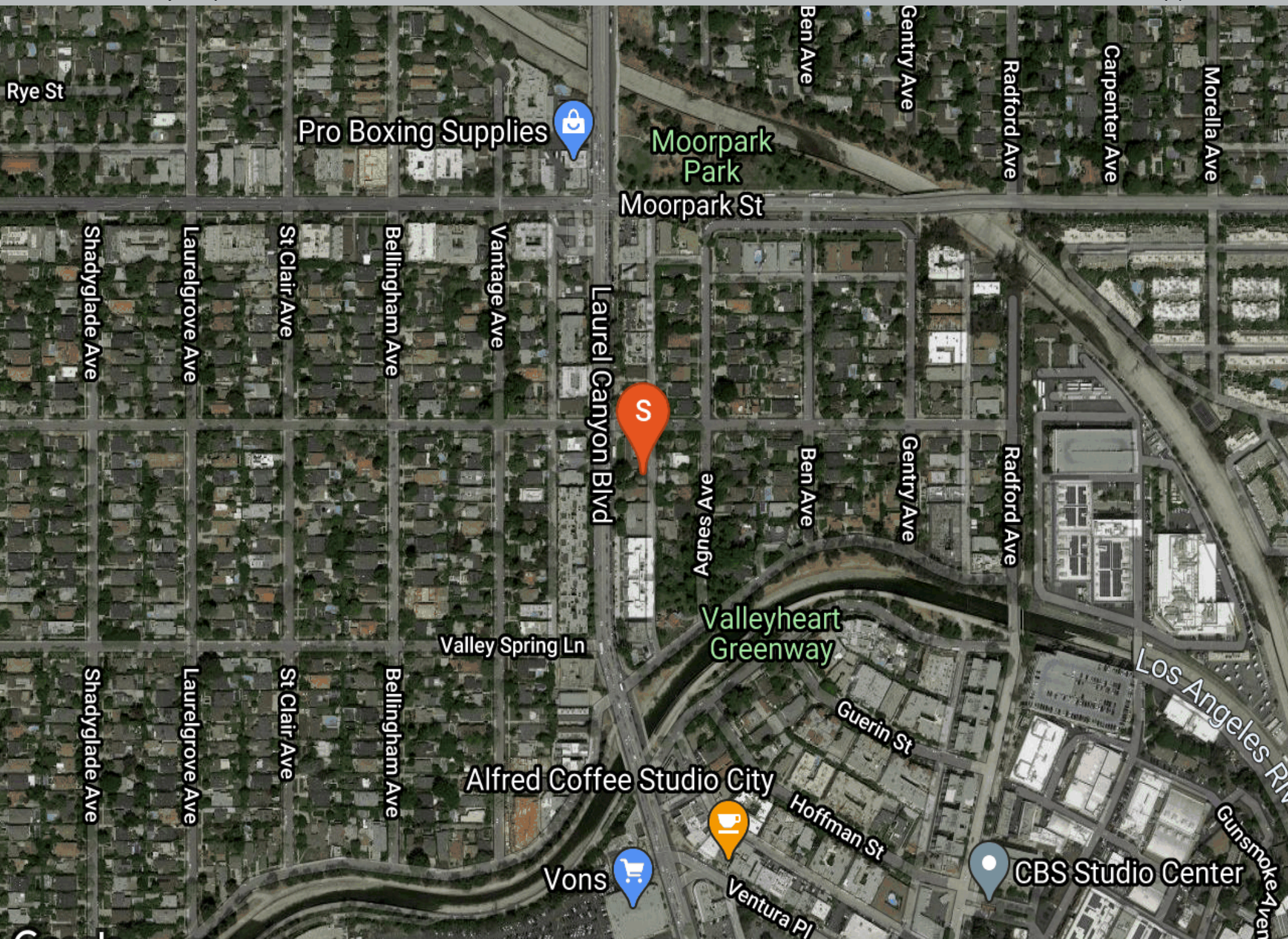
Actual vs. Market Revenue





PROPERTY FEATURES	
NUMBER OF UNITS	4
BUILDING SF	6,013
LAND SF	5,002
LAND ACRES	0.1148
YEAR BUILT	2021
# OF PARCELS	1
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	8



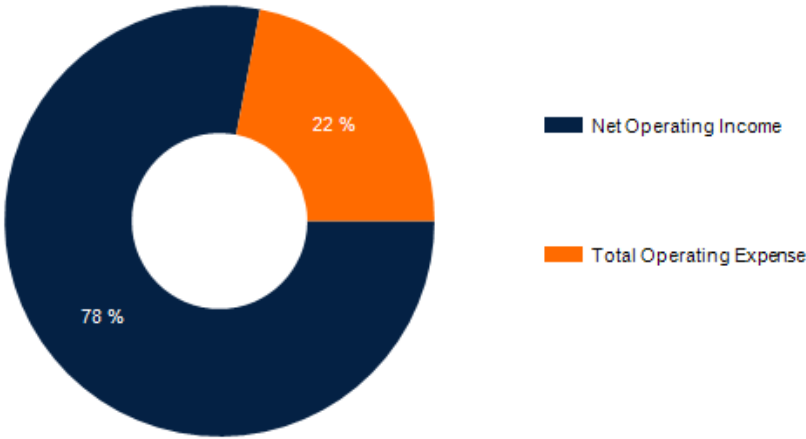


Unit	Unit Mix	Monthly
1	3 bd + 3 ba	\$4,950
2	3 bd + 3 ba	\$4,950
3	3 bd + 3 ba	\$4,750
4	3 bd + 3 ba	\$4,750
Totals/Averages		\$19,400



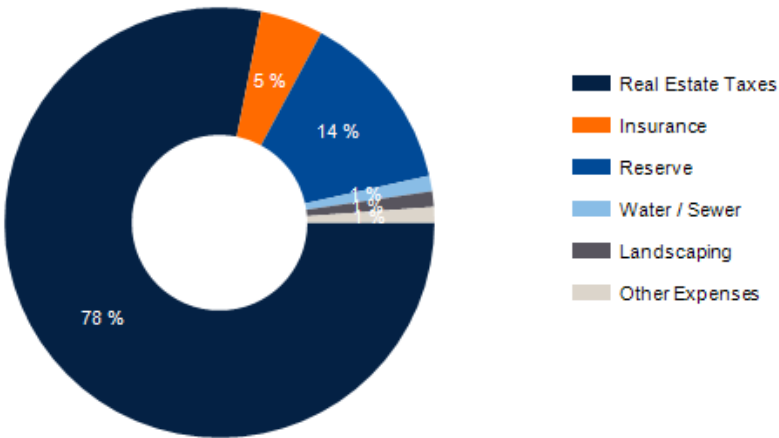
INCOME	Potential
Effective Gross Income	\$232,800
Less: Expenses	\$51,168
Net Operating Income	\$181,632

REVENUE ALLOCATION
Potential



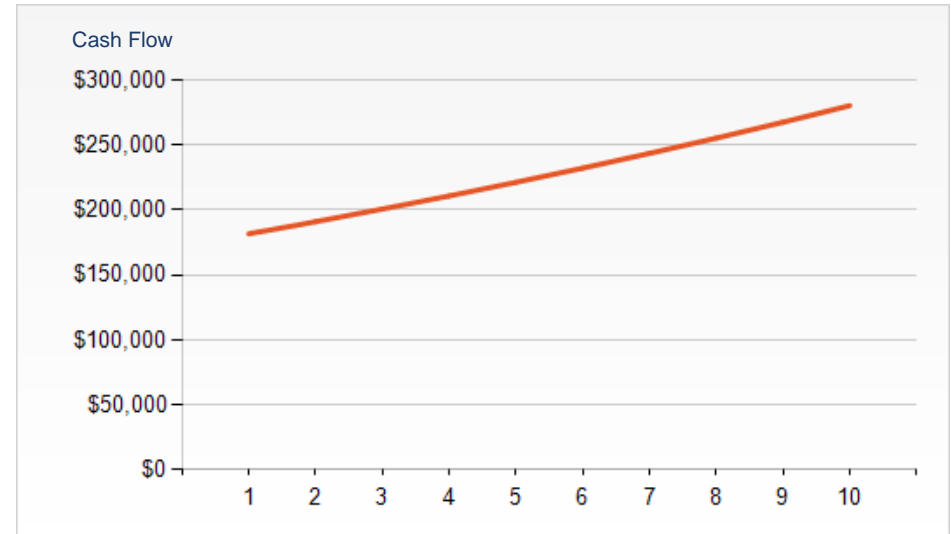
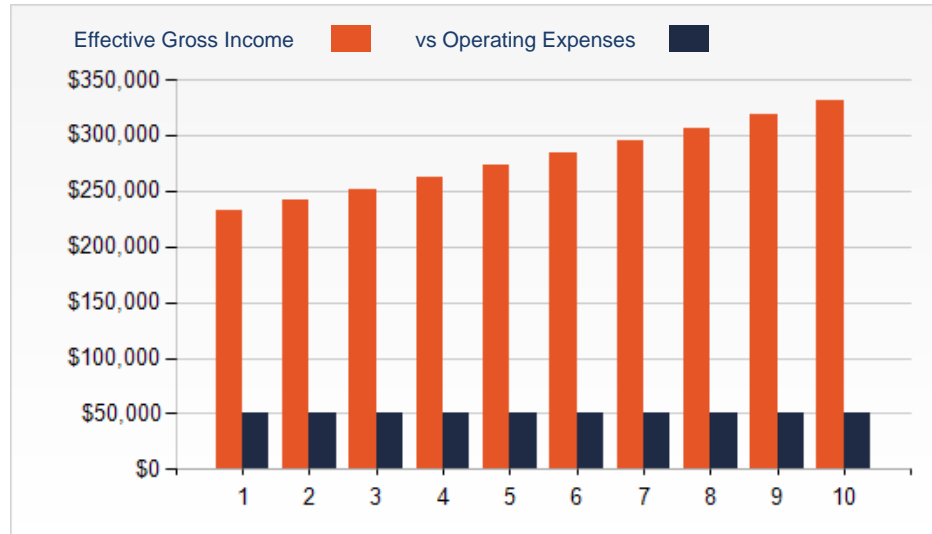
EXPENSES	Per Unit	Potential
Real Estate Taxes	\$9,994	\$39,976
Insurance	\$603	\$2,412
Reserve	\$1,746	\$6,984
Water / Sewer	\$150	\$600
Landscaping	\$150	\$600
Other Expenses	\$149	\$596
Total Operating Expense	\$12,792	\$51,168
Expense / SF		\$8.50
% of EGI		21.98 %

DISTRIBUTION OF EXPENSES
Potential

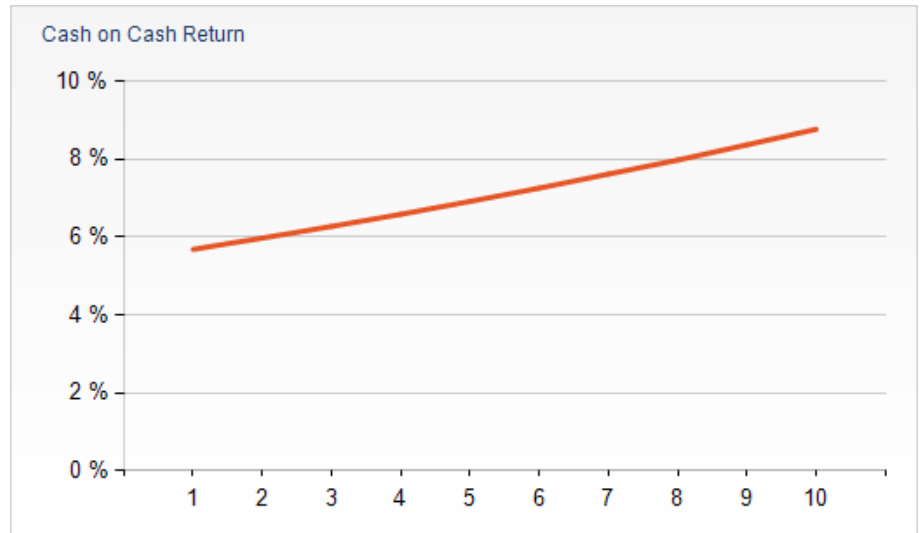
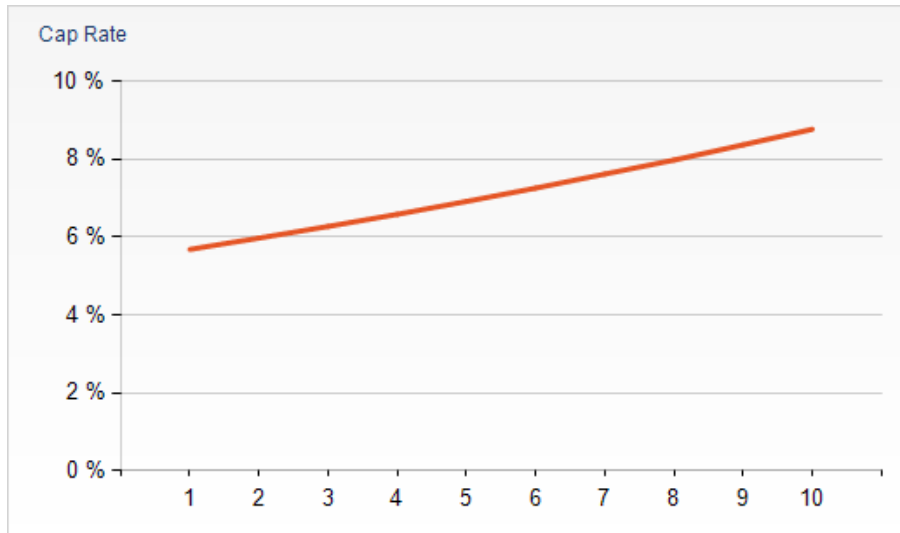


CASH FLOW

Calendar Year	Potential	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue										
Gross Rental Income	\$232,800	\$242,112	\$251,796	\$261,868	\$272,343	\$283,237	\$294,566	\$306,349	\$318,603	\$331,347
Gross Potential Income	\$232,800	\$242,112	\$251,796	\$261,868	\$272,343	\$283,237	\$294,566	\$306,349	\$318,603	\$331,347
Effective Gross Income	\$232,800	\$242,112	\$251,796	\$261,868	\$272,343	\$283,237	\$294,566	\$306,349	\$318,603	\$331,347
Operating Expenses										
Real Estate Taxes	\$39,976	\$39,976	\$39,976	\$39,976	\$39,976	\$39,976	\$39,976	\$39,976	\$39,976	\$39,976
Insurance	\$2,412	\$2,412	\$2,412	\$2,412	\$2,412	\$2,412	\$2,412	\$2,412	\$2,412	\$2,412
Reserve	\$6,984	\$6,984	\$6,984	\$6,984	\$6,984	\$6,984	\$6,984	\$6,984	\$6,984	\$6,984
Water / Sewer	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Landscaping	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Other Expenses	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596
Total Operating Expense	\$51,168	\$51,168	\$51,168	\$51,168	\$51,168	\$51,168	\$51,168	\$51,168	\$51,168	\$51,168
Net Operating Income	\$181,632	\$190,944	\$200,628	\$210,700	\$221,175	\$232,069	\$243,398	\$255,181	\$267,435	\$280,179



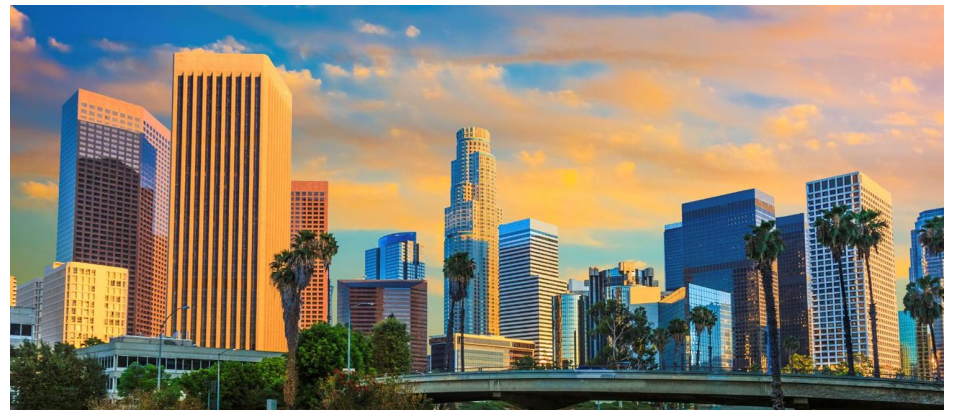
Calendar Year	Potential	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Financial Metrics										
Cash on Cash Return b/t	5.68 %	5.97 %	6.27 %	6.58 %	6.91 %	7.25 %	7.61 %	7.97 %	8.36 %	8.76 %
CAP Rate	5.68 %	5.97 %	6.27 %	6.58 %	6.91 %	7.25 %	7.61 %	7.97 %	8.36 %	8.76 %
Operating Expense Ratio	21.97 %	21.13 %	20.32 %	19.53 %	18.78 %	18.06 %	17.37 %	16.70 %	16.06 %	15.44 %
Gross Multiplier (GRM)	13.75	13.22	12.71	12.22	11.75	11.30	10.86	10.45	10.04	9.66
Breakeven Ratio	21.98 %	21.13 %	20.32 %	19.54 %	18.79 %	18.07 %	17.37 %	16.70 %	16.06 %	15.44 %
Price / SF	\$532.18	\$532.18	\$532.18	\$532.18	\$532.18	\$532.18	\$532.18	\$532.18	\$532.18	\$532.18
Price / Unit	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
Income / SF	\$38.71	\$40.26	\$41.87	\$43.55	\$45.29	\$47.10	\$48.98	\$50.94	\$52.98	\$55.10
Expense / SF	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,503	192,589	565,817
2010 Population	23,436	198,218	572,588
2020 Population	24,880	207,050	596,010
2025 Population	25,239	210,095	604,751
2020 African American	974	10,734	25,203
2020 American Indian	77	961	2,963
2020 Asian	1,838	15,634	48,525
2020 Hispanic	3,072	55,069	209,764
2020 Other Race	978	23,155	93,434
2020 White	19,726	145,349	394,527
2020 Multiracial	1,270	10,974	30,670
2020-2025: Population: Growth Rate	1.45 %	1.45 %	1.45 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	704	7,700	25,480
\$15,000-\$24,999	708	6,046	18,795
\$25,000-\$34,999	550	5,952	17,657
\$35,000-\$49,999	839	8,386	25,301
\$50,000-\$74,999	1,563	14,316	38,574
\$75,000-\$99,999	1,287	11,128	29,817
\$100,000-\$149,999	2,011	15,122	39,489
\$150,000-\$199,999	1,103	7,886	19,643
\$200,000 or greater	3,132	15,086	36,727
Median HH Income	\$105,224	\$81,297	\$74,941
Average HH Income	\$158,919	\$124,350	\$115,029

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,379	89,686	250,643
2010 Total Households	11,408	88,418	243,201
2020 Total Households	11,897	91,624	251,484
2025 Total Households	11,997	92,654	254,392
2020 Average Household Size	2.07	2.25	2.35
2000 Owner Occupied Housing	5,282	33,932	89,079
2000 Renter Occupied Housing	5,756	52,490	151,590
2020 Owner Occupied Housing	5,334	32,921	85,479
2020 Renter Occupied Housing	6,562	58,703	166,005
2020 Vacant Housing	714	6,757	19,514
2020 Total Housing	12,611	98,381	270,998
2025 Owner Occupied Housing	5,471	33,554	87,010
2025 Renter Occupied Housing	6,526	59,099	167,382
2025 Vacant Housing	733	7,064	20,548
2025 Total Housing	12,730	99,718	274,940
2020-2025: Households: Growth Rate	0.85 %	1.10 %	1.15 %



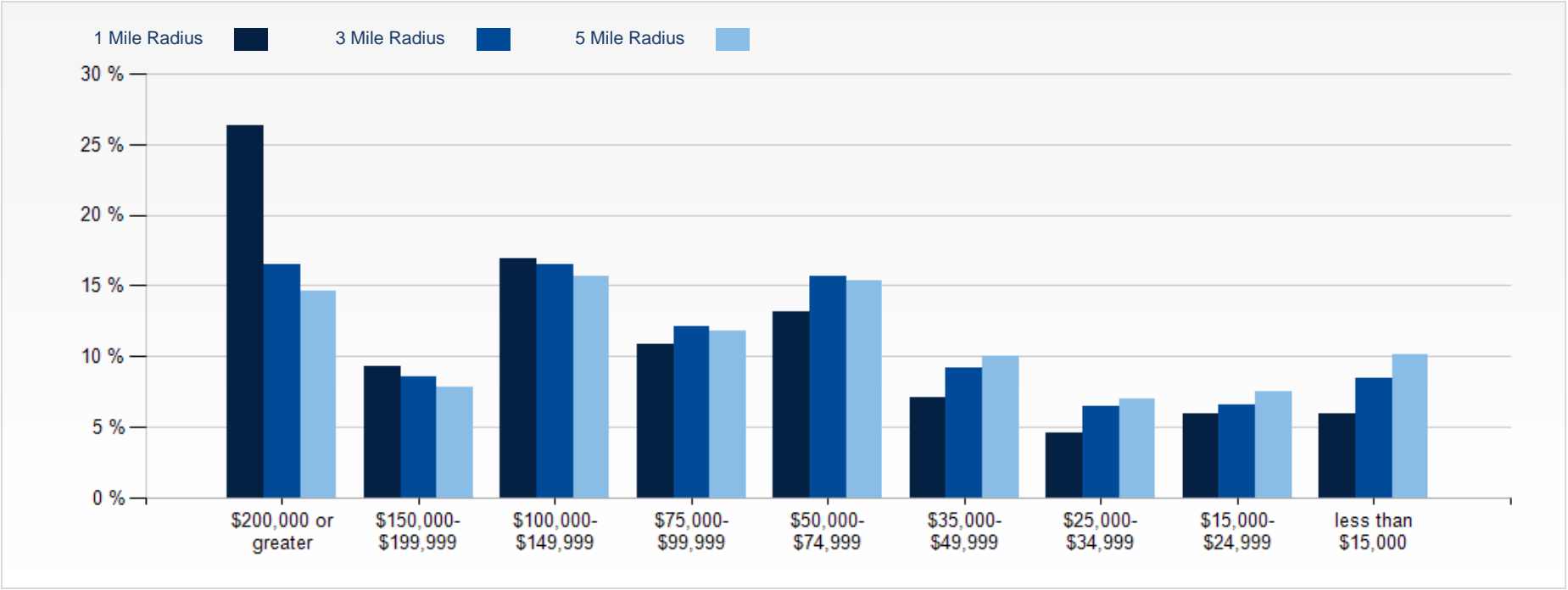
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,757	17,948	53,213
2020 Population Age 35-39	2,028	17,777	50,513
2020 Population Age 40-44	1,914	15,316	43,504
2020 Population Age 45-49	1,880	14,853	41,900
2020 Population Age 50-54	2,024	14,603	40,417
2020 Population Age 55-59	1,856	13,964	38,165
2020 Population Age 60-64	1,561	12,060	33,215
2020 Population Age 65-69	1,323	10,042	27,245
2020 Population Age 70-74	1,093	7,812	21,112
2020 Population Age 75-79	692	4,931	14,170
2020 Population Age 80-84	475	3,307	9,805
2020 Population Age 85+	619	4,002	11,748
2020 Population Age 18+	20,683	171,895	490,478
2020 Median Age	43	39	38

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,561	\$75,357	\$70,129
Average Household Income 25-34	\$112,753	\$95,299	\$92,146
Median Household Income 35-44	\$137,539	\$91,558	\$83,849
Average Household Income 35-44	\$183,899	\$134,584	\$123,804
Median Household Income 45-54	\$182,107	\$117,220	\$106,470
Average Household Income 45-54	\$225,827	\$170,175	\$155,135
Median Household Income 55-64	\$125,320	\$93,020	\$83,200
Average Household Income 55-64	\$182,832	\$145,446	\$133,306
Median Household Income 65-74	\$81,324	\$67,233	\$61,083
Average Household Income 65-74	\$113,915	\$102,377	\$97,082
Average Household Income 75+	\$75,910	\$75,859	\$69,908

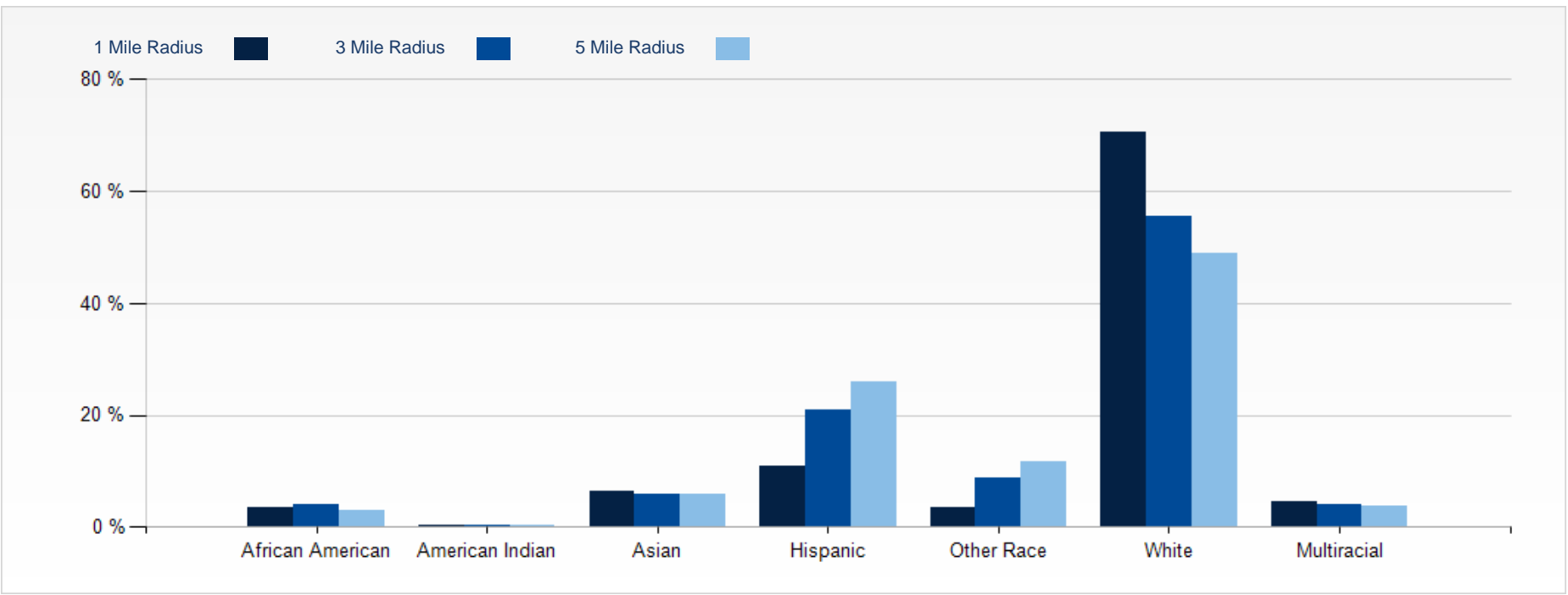
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,856	19,052	55,594
2025 Population Age 35-39	1,808	16,776	49,377
2025 Population Age 40-44	1,925	16,207	46,409
2025 Population Age 45-49	1,845	14,198	40,496
2025 Population Age 50-54	1,743	13,843	38,936
2025 Population Age 55-59	1,828	13,563	37,528
2025 Population Age 60-64	1,642	12,514	34,621
2025 Population Age 65-69	1,378	10,575	29,382
2025 Population Age 70-74	1,204	8,731	23,869
2025 Population Age 75-79	903	6,410	17,819
2025 Population Age 80-84	577	3,943	11,475
2025 Population Age 85+	648	4,123	12,206
2025 Population Age 18+	21,234	176,604	502,913
2025 Median Age	43	40	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,744	\$84,365	\$81,004
Average Household Income 25-34	\$131,600	\$110,559	\$107,235
Median Household Income 35-44	\$164,093	\$106,550	\$97,566
Average Household Income 35-44	\$217,164	\$156,650	\$143,547
Median Household Income 45-54	\$200,001	\$134,455	\$120,161
Average Household Income 45-54	\$257,959	\$193,687	\$176,494
Median Household Income 55-64	\$157,723	\$108,655	\$97,564
Average Household Income 55-64	\$217,057	\$168,019	\$152,969
Median Household Income 65-74	\$91,561	\$75,364	\$68,486
Average Household Income 65-74	\$135,918	\$118,075	\$111,684
Average Household Income 75+	\$88,128	\$88,161	\$81,525

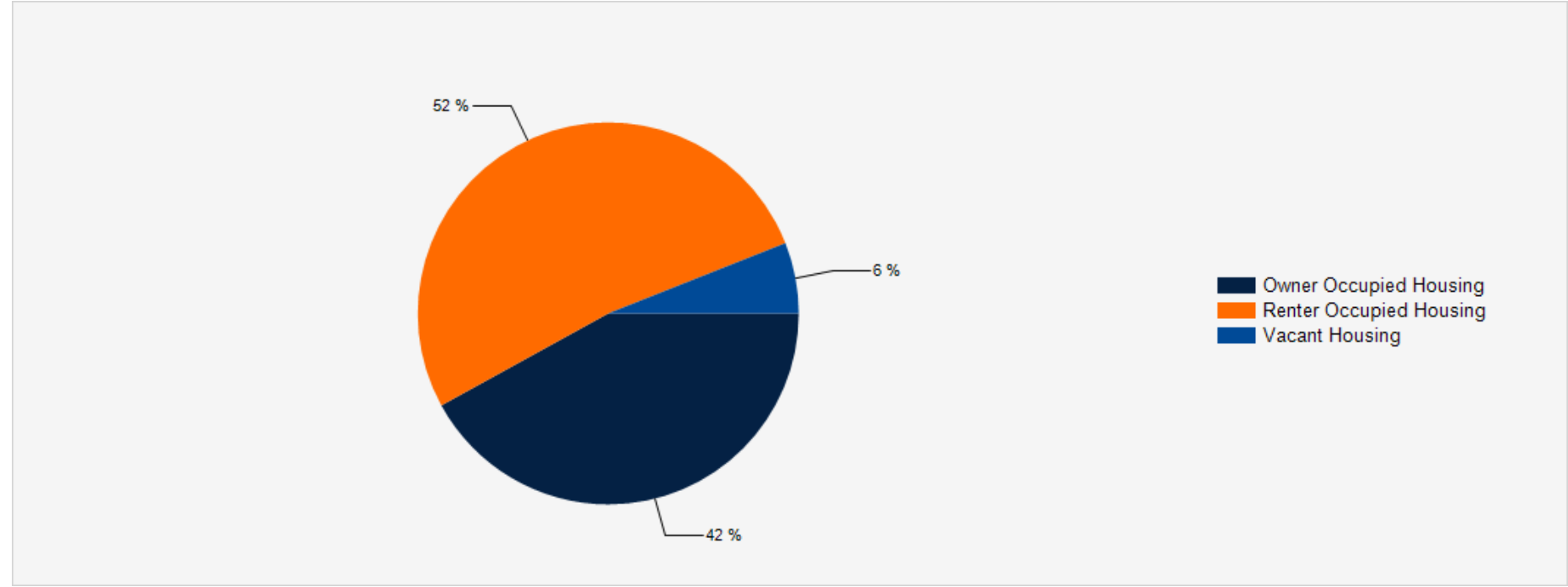
2020 Household Income



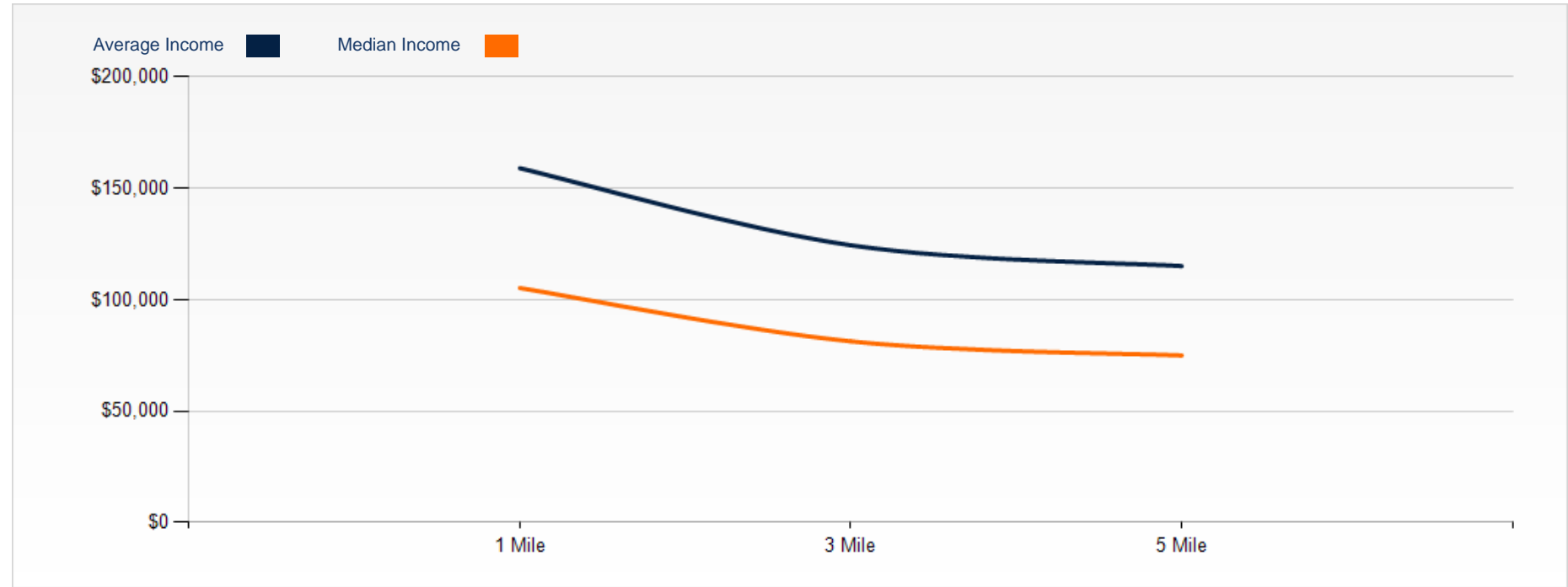
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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