

CCF APARTMENT PORTFOLIO

CROFT | CLOVEDALE
LA CIENEGA | FOUNTAIN

Prime Los Angeles 6-building portfolio

Call for Offers Due July 20th 2021



Anvers
Capital Partners

CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Owner/Agent immediately upon request and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in strict confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of officer of Owner/Agent. Principals and real estate brokers are prohibited from disseminating this information without the specific written consent of an officer of Owner/Agent.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property as a reference and are based on assumptions proposed by Owner/Agent and their sources. Prospective purchasers should make their own projections and reach their own conclusion of value.

Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. All prospective purchasers are to rely upon their own investigations and due diligence in the formation of their assessment of the condition of the property, including engineering and environmental inspections. All relevant documents are expected to be reviewed independently by any prospective purchaser.

Neither Owner nor the Agent nor any of their respective officers, advisors, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligations shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner reserves the right to reject any or all expressions of interest or offers to purchase this property, as well as the right to terminate discussions with any party at any time with our

without notice. Owner shall have no legal commitment or obligation to any purchase reviewing this Offering Memorandum or making an offer to purchase this property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

Total Portfolio Price: \$12,820,000

Peak Commercial & Anvers Capital Partners are proud to present for sale a portfolio of 6 buildings located throughout Hollywood and Los Angeles for the first time for sale in over 30 years.

The first two properties (5734-5736 & 5740 Fountain Ave) consist of a 4 unit building and an 8 unit building. Both properties were constructed in the 1920's, and consist of courtyard like settings, and ample gated parking.

The second two properties (1000 & 1006 N Croft) consist of a 2 unit building and a 4 unit building. 1000 N Croft is located on the corner of Romaine and Croft, and is directly adjacent to 1006 N Croft.

Both buildings were built in the 1920's, and truly represent pride of ownership characteristics located in one of the most desirable pockets of Los Angeles adjacent to Beverly Hills.

The fifth property is located on 1201 S La Cienega. Built in 1955, consisting of 8 units + 1 Commercial space in the front with ample parking. The building is a pride of ownership mid-century project, located in one of the best pockets of Los Angeles near Olympic and La Cienega.

The sixth property is located at 1236 S Cloverdale, and consists of 4 units building in 1955. The building is located on the corner of Cloverdale and San Vicente, and provides ample parking in a separate detached garage.

Properties can be sold individually, however ownership would prefer to sell all properties as a single portfolio.

Irreplicable Locations

Located in some of the best pockets of Los Angeles (Beverly Hills and West Hollywood adjacent).

Pride of Ownership buildings

Majority of the buildings are art deco 1920's construction, with La Cienega being the only mid-century building.

Numerous exit opportunities

Tremendous upside potential with an investors able to purchase the entire portfolio and sell of buildings individually. Can be sold to either investors or owner users.

Both Fountain buildings and Both Croft buildings are situated on adjacent lots respectively.

Potential redevelopment opportunity for both the Fountain projects and the Croft projects, which are adjacent to one another respectively.

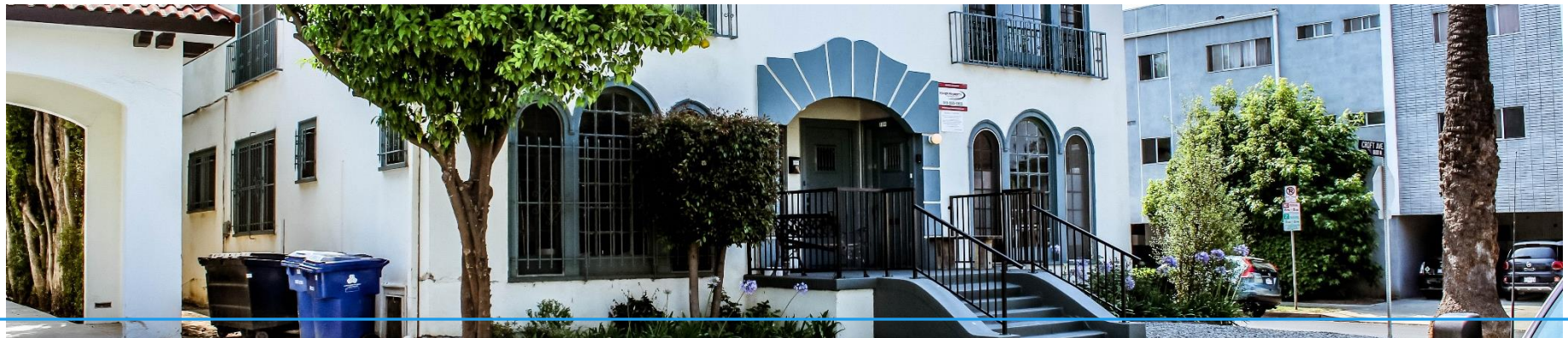


Property Address	Price	# of Units	Bldg SqFt	Year Built	PPU	PPSF	GRM	CAP
1236-38 S Cloverdale Ave Los Angeles 90019	\$1,725,000	4	5,532	1955	\$431,250	\$312	17.10	3.64%
5734-36 Fountain Ave Los Angeles 90028	\$1,095,000	4	3,520	1923	\$273,750	\$311	16.03	3.63%
5740-46 Fountain Ave Los Angeles 90028	\$1,750,000	8	4,992	1923	\$218,750	\$351	15.55	3.86%
1006-08 N Croft Ave Los Angeles 90069	\$2,150,000	2	2,834	1925	\$1,075,000	\$759	44.65	0.59%
1000 N Croft Ave Los Angeles 90069	\$3,350,000	4	4,880	1925	\$837,500	\$686	32.22	1.39%
1201-1203 S La Cienega Los Angeles 90035	\$2,750,000	8+1 Com	5,532	1955	\$305,556	\$497	17.59	3.51%
TOTALS	\$12,820,000	31	27,290	1934	\$413,548	\$470	21.72	2.54%

PROPERTY RENT ROLLS

Croft | Cloverdale | La Cienega | Fountain

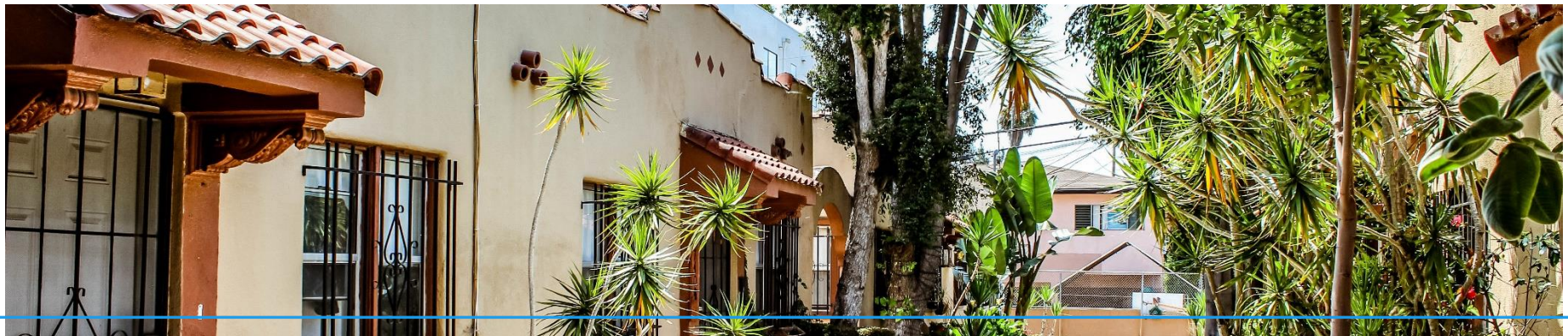
Unit Number	Status	Unit Type	Current Rent	SGI	Market Rent	Loss-To-Lease
1236-38 South Cloverdale						
1236	VACANT	2+1	\$2,750	\$33,000	\$2,750	\$0
1236 1/2		2+1	\$2,020	\$24,243	\$2,750	\$730
1238		2+1	\$1,808	\$21,702	\$2,750	\$942
1238 1/2		2+1	\$1,808	\$21,702	\$2,750	\$942
Total			\$8,387	\$100,647	\$11,000	\$2,613
5734-36 Fountain Ave						
5734	VACANT	1+1	\$1,352	\$16,224	\$1,950	\$598
5734 1/2		1+1	\$1,144	\$13,728	\$1,950	\$806
5736		1+1	\$1,950	\$23,400	\$1,950	\$0
5736 1/2		1+1	\$1,248	\$14,976	\$1,950	\$702
Total			\$5,694	\$68,328	\$7,800	\$2,106
5740-46 Fountain Ave						
5740		1+1	\$1,248	\$14,976	\$1,725	\$477
5740 1/2		1+1	\$1,248	\$14,976	\$1,725	\$477
5742		1+1	\$1,182	\$14,190	\$1,725	\$543
5742 1/2		1+1	\$1,014	\$12,168	\$1,725	\$711
5744		1+1	\$955	\$11,460	\$1,725	\$770
5744 1/2		1+1	\$1,263	\$15,151	\$1,725	\$462
5746		1+1	\$1,140	\$13,678	\$1,725	\$585
5746 1/2		1+1	\$884	\$10,608	\$1,725	\$841
Total			\$8,934	\$107,207	\$13,800	\$4,866



PROPERTY RENT ROLLS

Croft | Cloverdale | La Cienega | Fountain

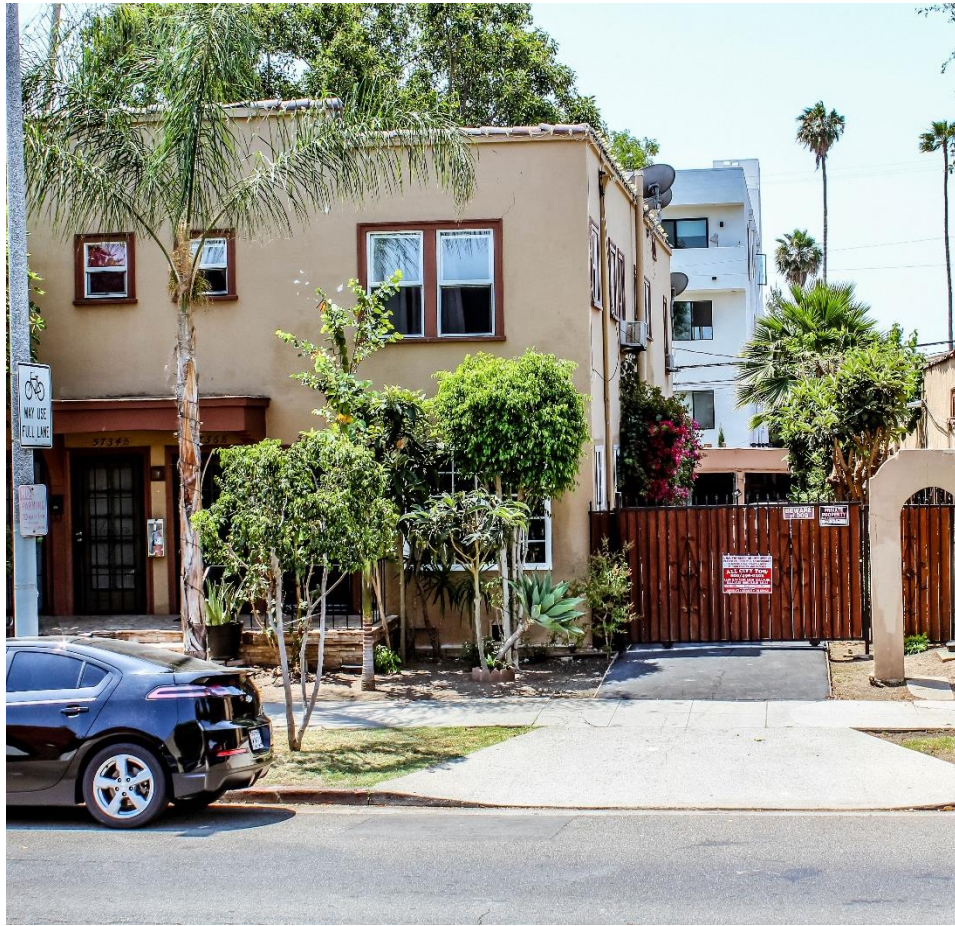
Unit Number	Status	Unit Type	Current Rent	SGI	Market Rent	Loss-To-Lease
1006-08 N Croft Ave						
1006		2+1	\$1,909	\$22,911	\$3,575	\$1,666
1008		2+1	\$2,103	\$25,236	\$3,575	\$1,472
Total			\$4,012	\$48,147	\$7,150	\$3,138
1000 N Croft Ave						
1000		2+1	\$2,076	\$24,915	\$3,575	\$1,499
100 1/2		2+1	\$2,568	\$30,815	\$3,575	\$1,007
1002 1/2		2+1	\$2,103	\$25,236	\$3,575	\$1,472
1002 1/2		2+1	\$1,917	\$22,999	\$3,575	\$1,658
Total			\$8,664	\$103,965	\$14,300	\$5,636
1201 S La Cienega						
1201		Commercial	\$1,250	\$15,000	\$2,250	\$1,000
1201-A		1+1	\$845	\$10,140	\$1,950	\$1,105
1201-B		1+1	\$2,499	\$29,988	\$1,950	\$549
1203-A		1+1	\$836	\$10,036	\$1,950	\$1,114
1203-B		2+1	\$1,250	\$15,000	\$2,495	\$1,245
1203-C		1+1	\$1,300	\$15,600	\$1,950	\$650
1203-D		1+1	\$700	\$8,400	\$1,950	\$1,250
1203-E		1+1	\$1,795	\$21,540	\$1,950	\$155
1203 1/2		1+1	\$900	\$10,800	\$1,950	\$1,050
Total			\$11,375	\$136,504	\$18,395	\$7,020



INVESTMENT OVERVIEW

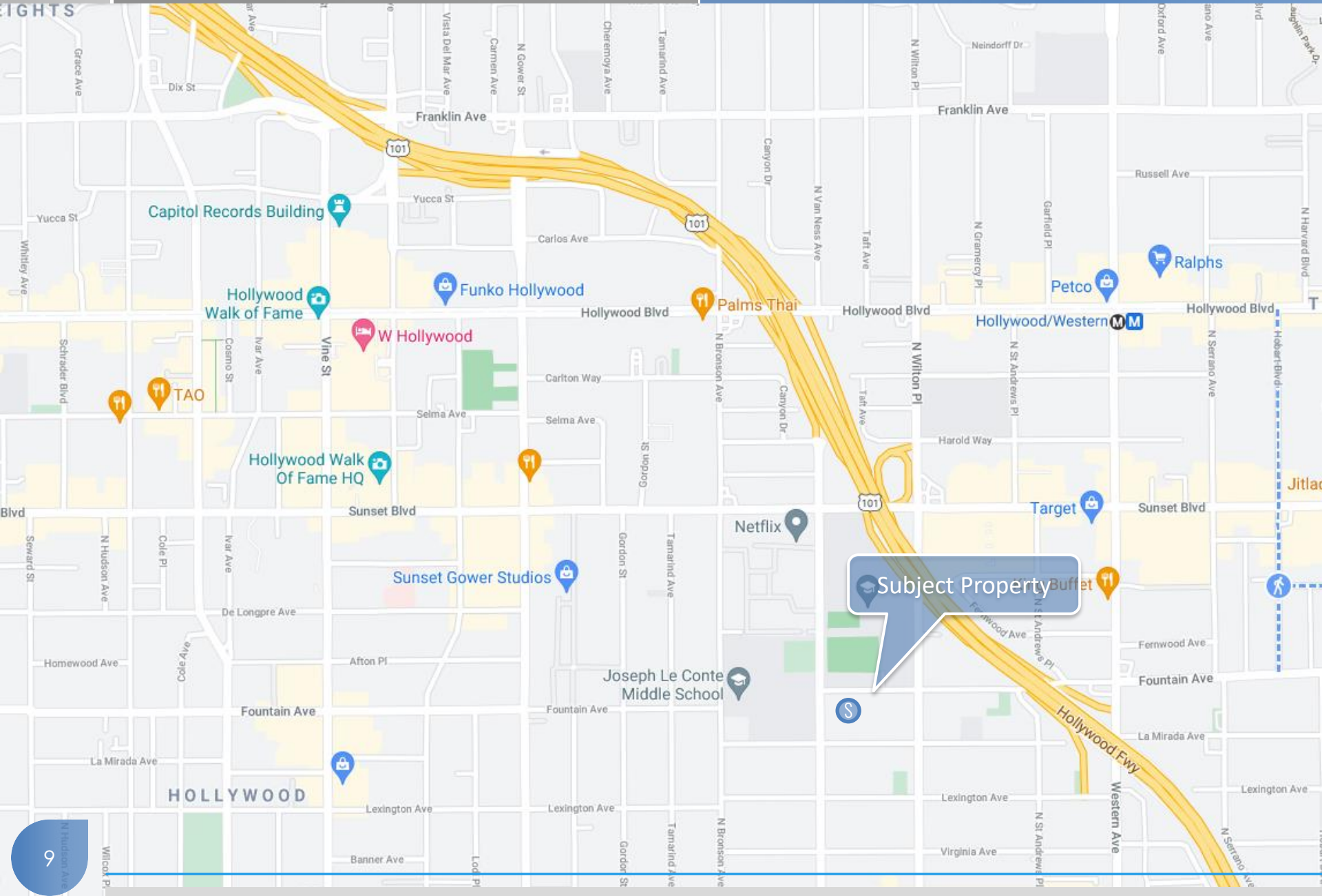
5734-36 Fountain Ave | 90028

Property Information					Financing Assumptions					Property Highlights																			
Price:		\$1,095,000			Proposed Financing ALL CASH					<div>1. 1920's art deco building</div> <div>2. Tremendous Upside potential</div> <div>3. Large 1 bedroom units</div> <div>4. Prime Hollywood Location</div> <div>5. Centrally Located</div> <div>6. Adjacent to 5740 Fountain Ave.</div>																			
Equity:		100% \$1,095,000			First Loan Amount:																								
Number of Units:		4			Terms:																								
Cost Per Unit:		\$273,750			Interest rate:																								
Approx. Age:		1923			Constant rate:																								
Approx. Lot Size:		7,841			DSCR																								
Total Building SF		3,520			GIM / Cap Rate		Current		ProForma																				
Cost per Net RSF:		\$311			Gross Income Multiplier		16.03		11.7																				
Parking:		Yes			Capitalization Rate:		3.63%		5.94%																				
Scheduled Income										Estimated Expenses																			
No. Of Units		% of Total		Unit Type		Unit SF		Avg. Rent		Rent PSF		Monthly Income		Market Avg. Rent		Market Rent PSF		Market Monthly Income		Expense		Amount		Per Unit		Per Bldg. SF		% of SGI	
4		100%		1+1				\$1,424				\$5,694		\$1,950				\$7,800		Property Taxes 1.2%		\$13,140		\$3,285.00		\$3.73		19.23%	
																				Insurance (\$.50 PSF)		\$1,760		\$440.00		\$0.50		2.58%	
																				R&M (5% of SGI)		\$3,416		\$854.10		\$0.97		5.00%	
																				Utilities (\$70 Per Unit)		\$3,360		\$840.00		\$0.95		4.92%	
																				Registration & Fees		\$300		\$75.00		\$0.09		0.44%	
																				Trash		\$1,500		\$375.00		\$0.43		2.20%	
																				Misc (2.5% OF SGI)		\$1,708		\$427.05		\$0.49		2.50%	
4		100%		avg: -				\$1,424		\$1.62		\$5,694		\$1,950				\$7,800											
												</																	



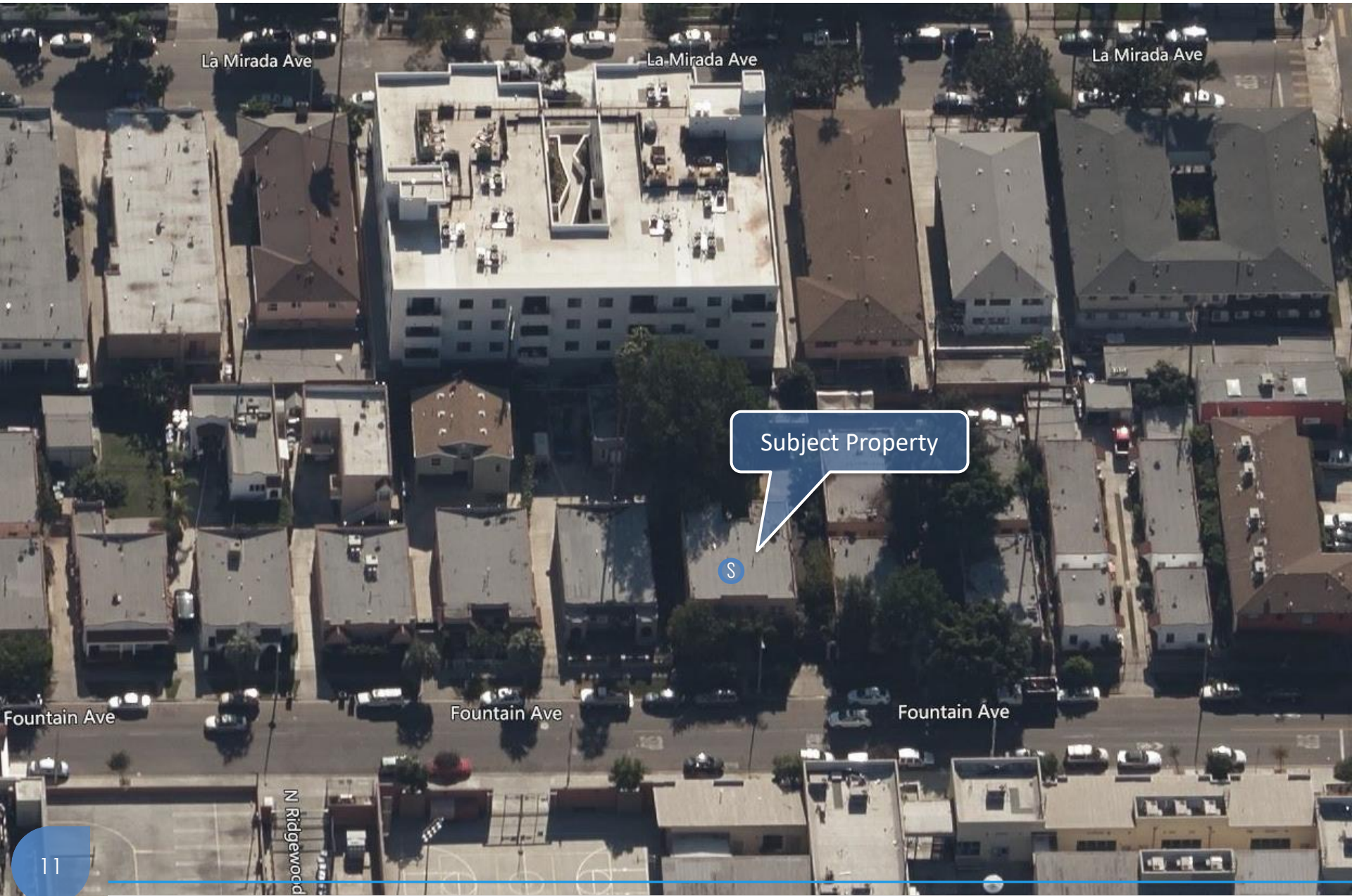
LOCATION OVERVIEW

5734-36 Fountain Ave | 90028







5734-36 Fountain Ave | 90028





SALES COMPARABLES

5734-36 Fountain Ave | 90028

	Property	Price	Bldg SqFt	Year Built	PPU	\$ / SF	Cap Rate	COE
S.	 SUBJECT PROPERTY Los Angeles, 90028 4 Units	\$1,095,000	3,520	1923	\$273,750	\$311	3.63%	
1.	 521 N Serrano Ave Los Angeles, 90004 4 Units	\$1,330,000	4,090	1921	\$332,500	\$325	4.51%	12/29/2020
2.	 5000 Marathon St Los Angeles, 90029 4 Units	\$855,000	2,448	1920	\$213,750	\$349	N/Av	3/31/2020
3.	 811 N Alexandria Ave Los Angeles, 90029 4 Units	\$1,400,000	6,362	1938	\$350,000	\$220	N/Av	8/12/2019
4.	 5536 Lexington Ave Los Angeles, 90038	\$1,500,000	4,500	1936	\$375,000	\$333	4.50%	6/5/2020
5.	 5536 Lexington Ave Los Angeles, 90038 4 Units	\$1,650,000	4,864	1922	\$412,500	\$339	3.28%	Escrow
Comparables Average			4,453	1927	\$336,750	\$313	4.10%	
Subject Property			3,520	1923	\$273,750	\$311	3.63%	

INVESTMENT OVERVIEW

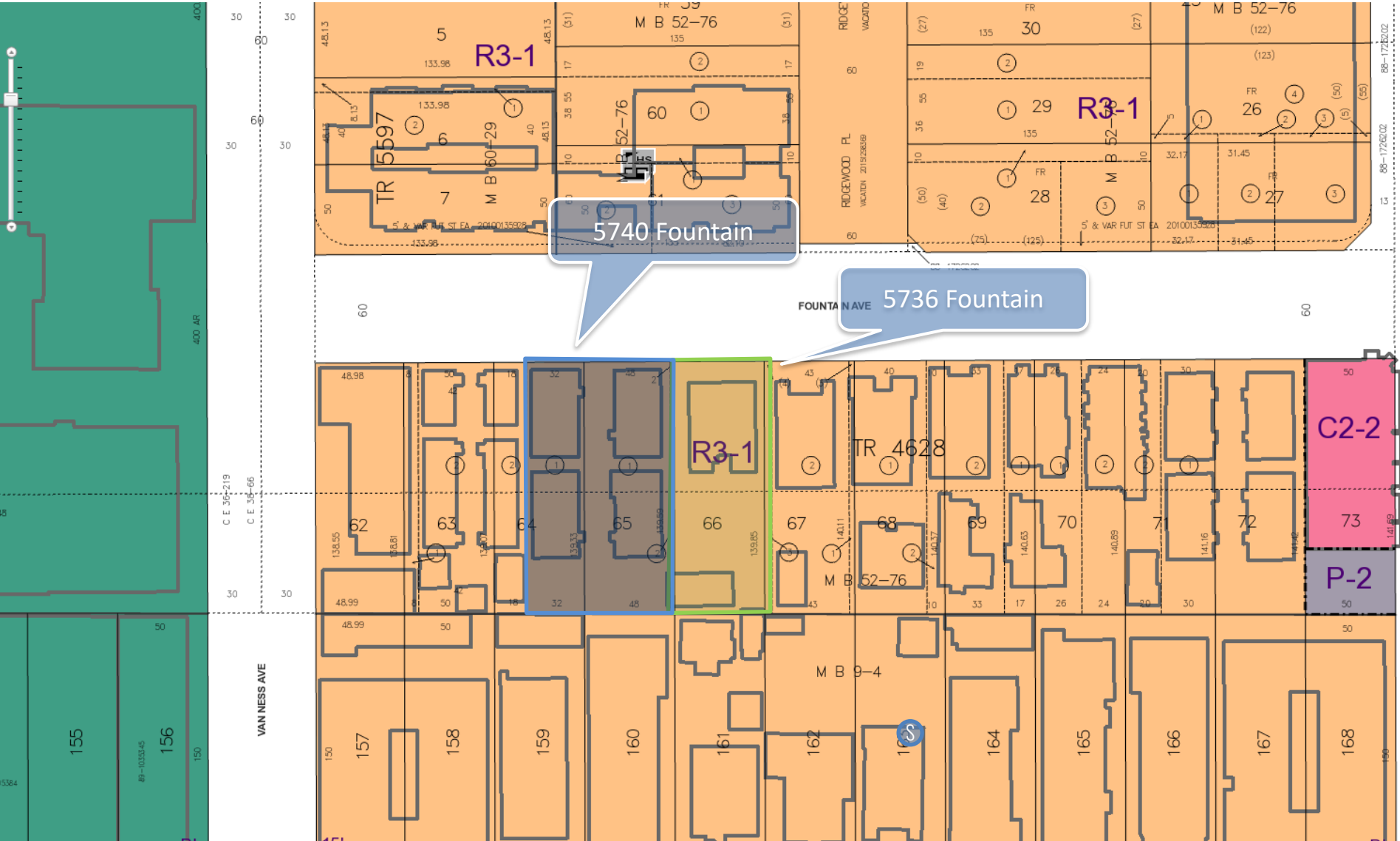
5740-46 Fountain Ave | 90028

Property Information					Financing Assumptions					Property Highlights								
Price:				\$1,750,000	Proposed Financing		ALL CASH			1. 1920's art deco building 2. Tremendous Upside potential 3. Large 1 bedroom units 4. Prime Hollywood Location 5. Centrally Located 5. Adjacent to 5736 Fountain Ave								
Equity:		100%		\$1,750,000	First Loan Amount:													
Number of Units:				8	Terms:													
Cost Per Unit:				\$218,750	Interest rate:													
Approx. Age:				1923	Constant rate:													
Approx. Lot Size:				11,173	DSCR													
Total Building SF				4,992	GIM / Cap Rate		Current	ProForma										
Cost per Net RSF:				\$351	Gross Income Multiplier		15.55	10.2										
Parking:				Yes	Capitalization Rate:		3.86%	7.20%										
Scheduled Income										Estimated Expenses								
No. Of Units	% of Total	Unit Type	Unit SF	Avg. Rent	Rent PSF	Monthly Income	Market Avg. Rent	Market Rent PSF	Market Monthly Income	Expense	Amount	Per Unit Bldg. SF	Per Bldg. SF	% of SGI				
8	100%	1+1		\$1,117		\$8,934	\$1,725		\$13,800	Property Taxes 1.2%	\$21,000	\$2,625.00	\$4.21	19.59%				
										Insurance (\$.50 PSF)	\$2,496	\$312.00	\$0.50	2.33%				
										R&M (4% of SGI)	\$4,288	\$536.03	\$0.86	4.00%				
										Utilities (\$70 Per Unit)	\$6,720	\$840.00	\$1.35	6.27%				
										Registration & Fees	\$575	\$71.88	\$0.12	0.54%				
										Trash	\$1,800	\$225.00	\$0.36	1.68%				
										Misc (2.5% OF SGI)	\$2,680	\$335.02	\$0.54	2.50%				
8	100%	avg:	-	\$1,117	\$1.79	\$8,934	\$1,725		\$13,800									
		Laundry Income:																
		**Additional Income:				\$444		\$444										
		Monthly Scheduled Gross Income:				\$9,378		\$14,244										
		Annualized Scheduled Gross Income:				\$112,535			\$170,928									
Annualized Operating Data						Current			Market									
Scheduled Rental Income:						\$107,207			\$165,600									
Less Vacancy Rate Reserve:						(\$5,360)	5.0%	*	(\$5,360)	5.0%	*							
Additional Income						\$5,328			\$5,328									
Gross Operating Income:						\$107,174			\$165,568									
Less Operating Expenses:						\$39,559	36.9%	*	\$39,559	23.9%	*							
Net Operating Income:						\$67,615			\$126,008									
Less Replacement Reserves:																		
Less Loan Payments:																		
Pre-Tax Cash Flow:						\$67,615	3.86%	**	\$126,008	7.20%	**							
Plus Principal Reduction:																		
Total Return Before Taxes:																		
* As a percentage of Scheduled Gross Income ** As a percentage of Equity Portion (Down Payment)																		
											TOTAL OPERATING EXPENSES:				\$39,559.4	\$4,944.93	\$7.92	36.90%
											Expense Ratio:				36.9%			



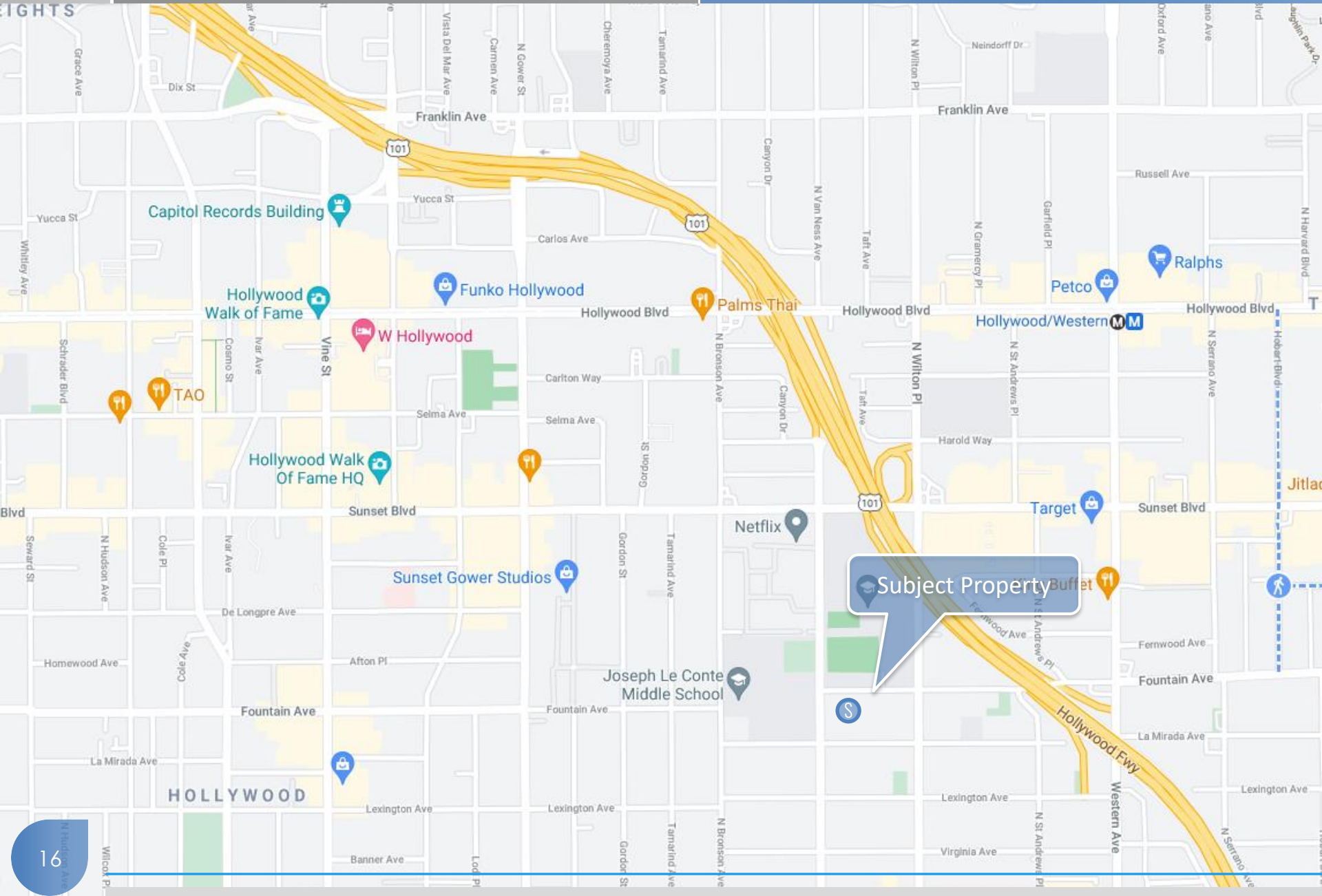
LOCATION OVERVIEW

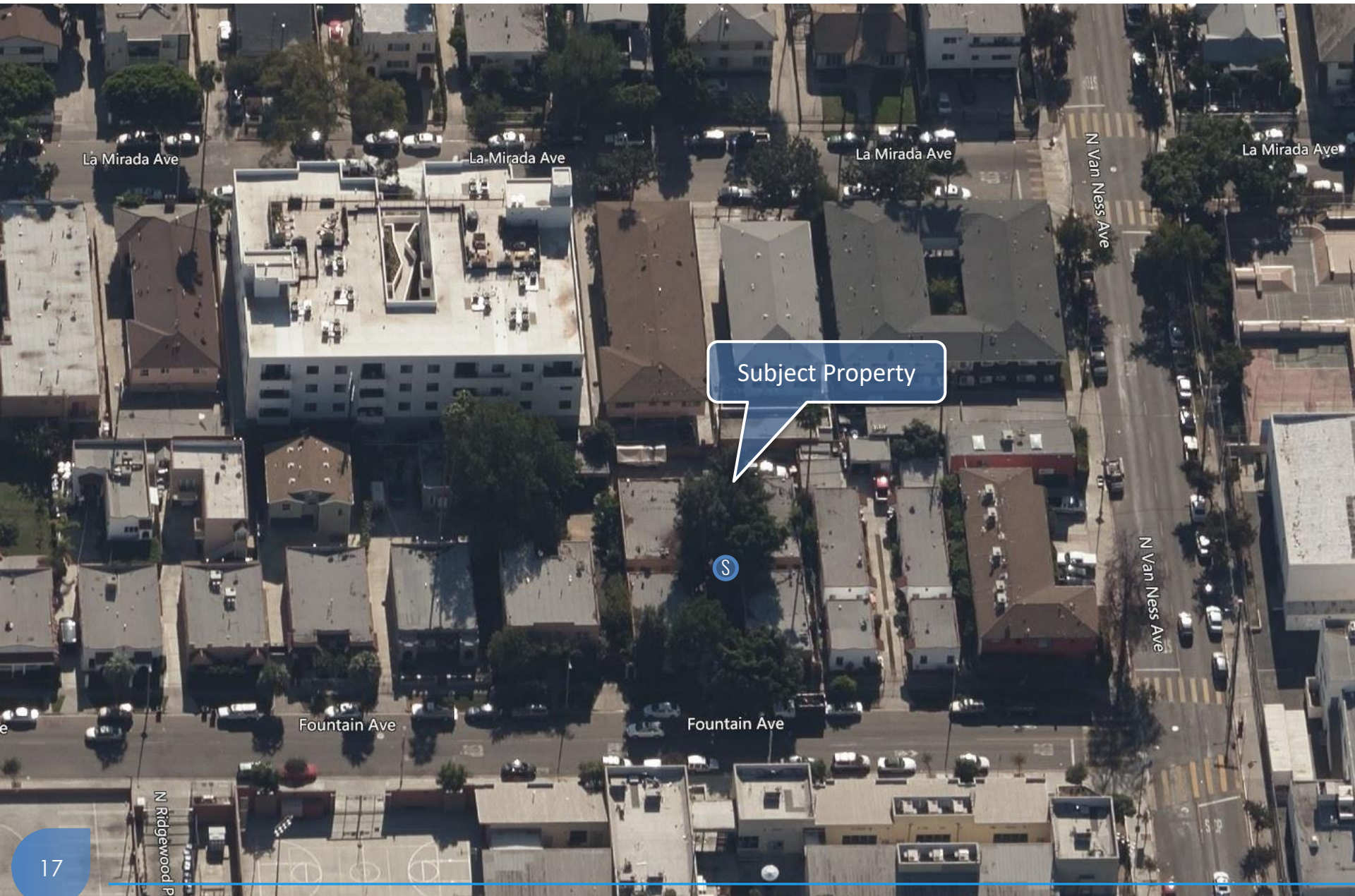
5740-46 Fountain Ave | 90028



LOCATION OVERVIEW

5740-46 Fountain Ave | 90028





SALES COMPARABLES

5740-46 Fountain Ave | 90028

	Property	Price	Bldg SqFt	Year Built	PPU	\$ / SF	Cap Rate	COE
S.	 SUBJECT PROPERTY Los Angeles, 90028 8 Units	\$1,750,000	4,992	1923	\$218,750	\$351	3.86%	
1.	 5667 Fountain Ave Los Angeles, 90028 9 Units	\$2,580,000	7,097	1964	\$286,667	\$364	5.09%	4/9/2021
2.	 6467 Lexington Ave Los Angeles, 90038 7 Units	\$1,545,000	3,264	1921	\$220,714	\$473	5.58%	3/17/2021
3.	 5077 Lemon Grove Ave Los Angeles, 90029 8 Units	\$1,775,000	6,341	1963	\$221,875	\$280	4.92%	2/15/2021
4.	 5537 Lexington Ave Los Angeles, 90038 8 Units	\$2,200,000	6,800	1954	\$275,000	\$324	N/Av	6/5/2020
5.	 5646 Fountain Ave Los Angeles, 90028 8 Units	\$2,160,000	5,864	1958	\$270,000	\$368	3.28%	8/25/2020
Comparables Average			5,873	1952	\$254,851	\$362	4.72%	
Subject Property			4,992	1923	\$218,750	\$351	3.86%	

INVESTMENT OVERVIEW

1006-08 Croft Ave | 90069

Property Information					Financing Assumptions					Property Highlights				
Price:				\$2,150,000	Proposed Financing ALL CASH First Loan Amount: Terms: Interest rate: Constant rate: DSCR					1. Irreplaceable location. 2. Pride of Ownership property and location 3. Very well maintained and landscaped. 4. Great unit mix with large units. 5. East of La Cienega and South of Santa Monica. WeHo and Beverly Hills Adj. 6. Adjacent to 1000 N Croft.				
Equity:	100%			\$2,150,000										
Number of Units:				2										
Cost Per Unit:				\$1,075,000										
Approx. Age:				1925										
Approx. Lot Size:				6,501										
Total Building SF				2,834										
Cost per Net RSF:				\$759										
Parking:				Yes										



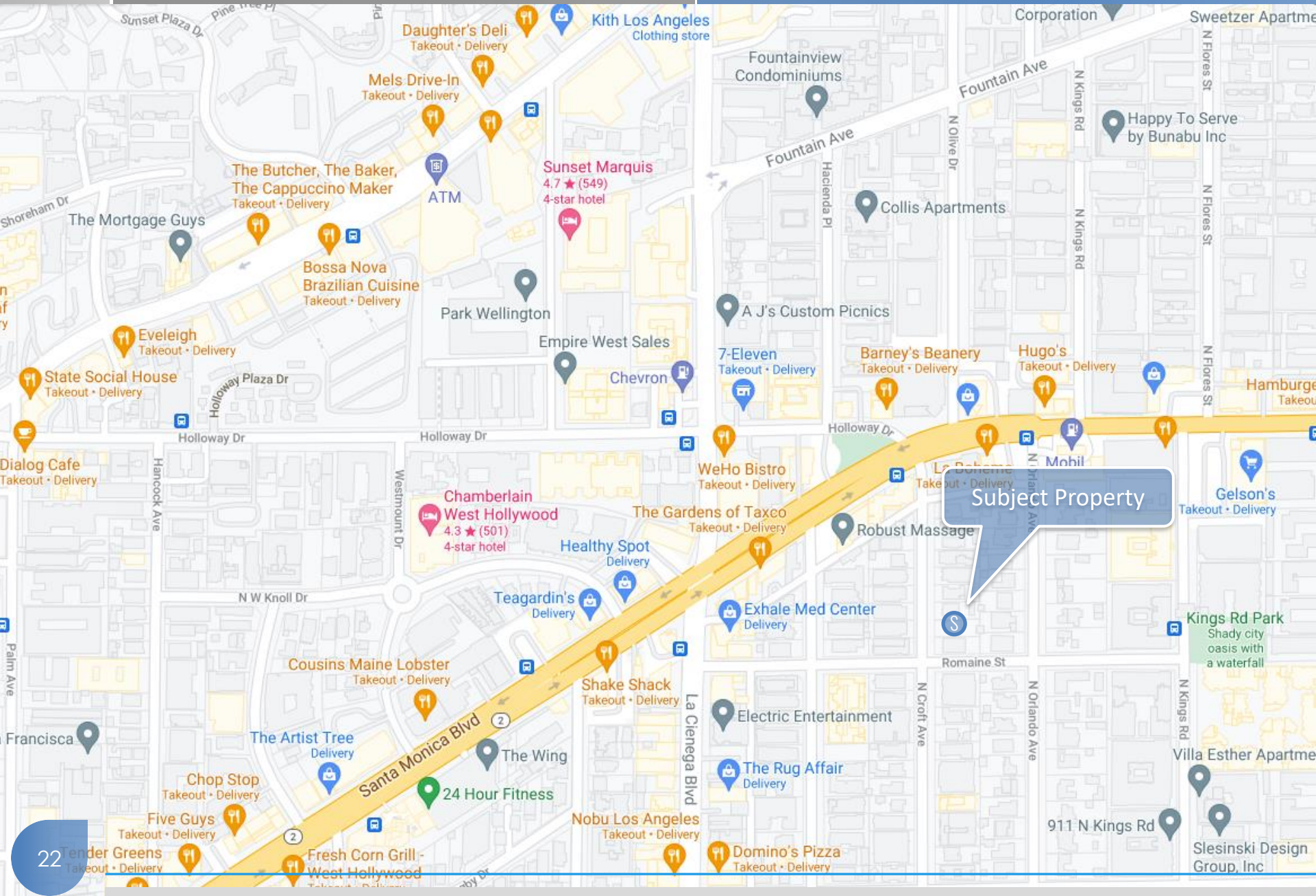
LOCATION OVERVIEW

1006-08 Croft Ave | 90069



LOCATION OVERVIEW





1006-08 Croft Ave | 90069





SALES COMPARABLES

1006-08 Croft Ave | 90069

	Property	Price	Bldg SqFt	Year Built	PPU	\$ / SF	Cap Rate	COE
S.	 SUBJECT PROPERTY Los Angeles, 90069 2 Units	\$2,150,000	2,834	1925	\$1,075,000	\$759	0.59%	
1.	 1033 N La Jolla Ave West Hollywood, 90046 3 Units	\$1,890,000	2,639	1925	\$630,000	\$716		3/12/2020
2.	 1012 N. La Jolla Ave West Hollywood, 90069 2 Units	\$1,594,000	2,060	1924	\$797,000	\$774		9/10/2019
3.	 8911 Rangely Ave West Hollywood, 90048 2 Units	\$1,725,000	2,060	1927	\$862,500	\$837		5/28/2020

Comparables Average		2,253	1925	\$763,167	\$776		
Subject Property		2,834	1925	\$1,075,000	\$759	0.59%	

INVESTMENT OVERVIEW

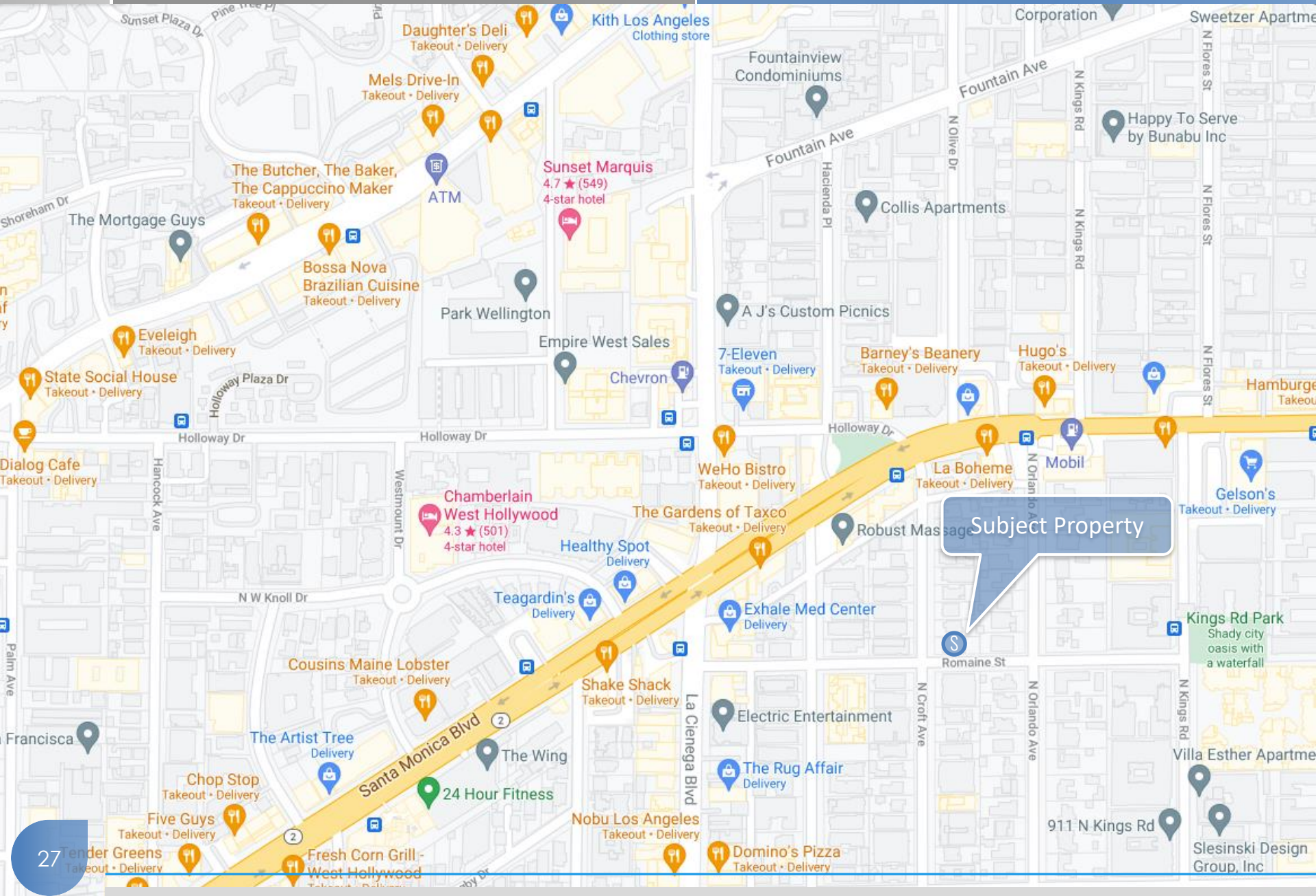
1000 N Croft Ave | 90069

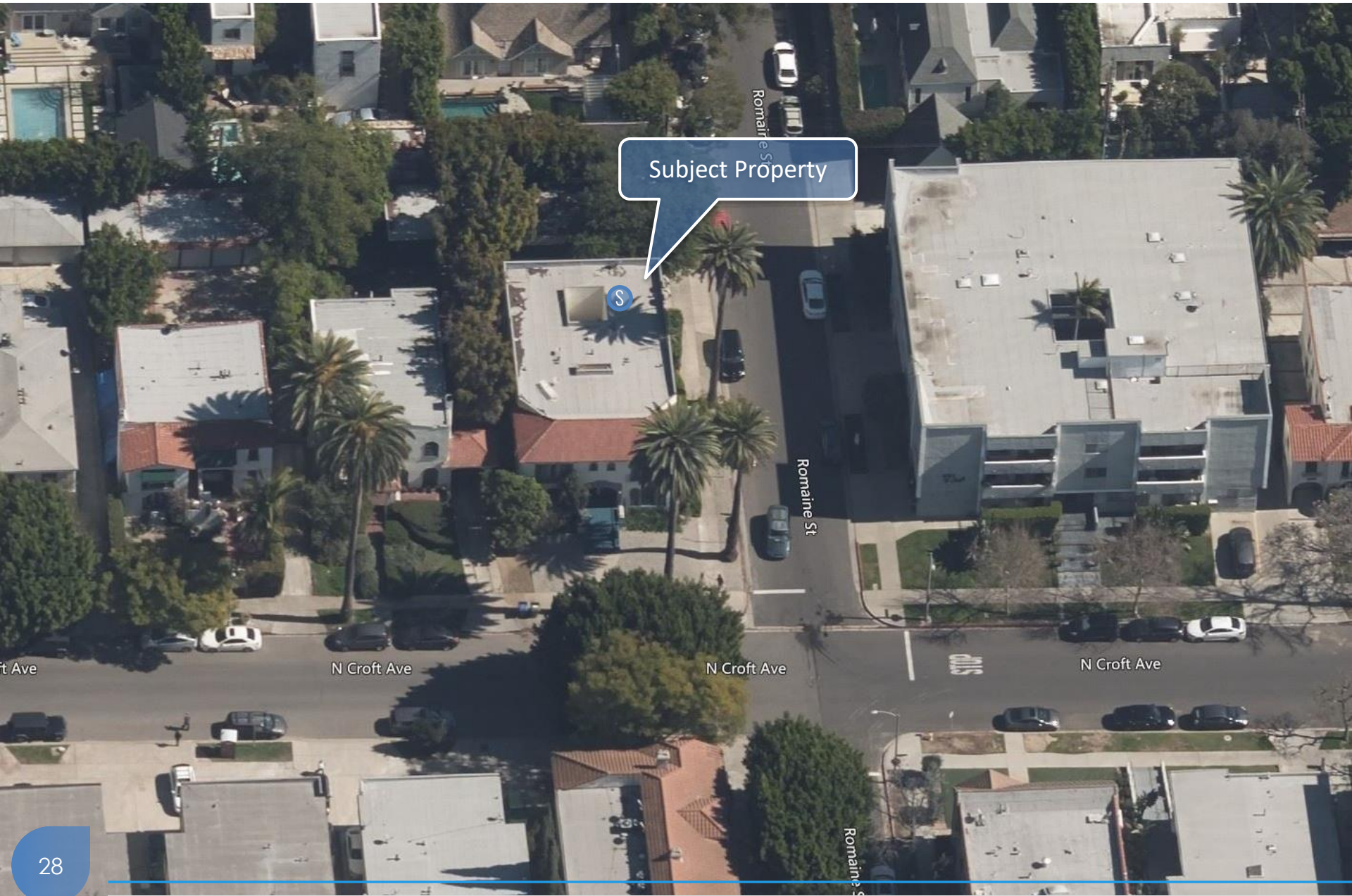
Property Information					Financing Assumptions					Property Highlights				
Price:				\$3,350,000	Proposed Financing ALL CASH					1. Irreplaceable location & Pride of Ownership Building. 2. Corner Lot Building 3. Very well maintained and landscaped. 4. Great unit mix with large units. 5. East of La Cienega and South of Santa Monica. WeHo and Beverly Hills Adj. 6. Property adjacent to 1006 N Croft.				
Equity:	100%			\$3,350,000	First Loan Amount:									
Number of Units:				4	Terms:									
Cost Per Unit:				\$837,500	Interest rate:									
Approx. Age:				1925	Constant rate:									
Approx. Lot Size:				6,501	DSCR									
Total Building SF				4,880	GIM / Cap Rate		Current	ProForma						
Cost per Net RSF:				\$686	Gross Income Multiplier		32.22	19.9						
Parking:				Ample	Capitalization Rate:		1.39%	3.30%						
Scheduled Income										Estimated Expenses				
No. Of Units	% of Total	Unit Type	Unit SF	Avg. Rent	Rent PSF	Monthly Income	Market Avg. Rent	Market Rent PSF	Market Monthly Income	Expense	Amount	Per Unit	Per Bldg. SF	% of SGI
4	100%	2+1		\$2,166		\$8,664	\$3,500		\$14,000	Property Taxes 1.2%	\$40,200	\$10,050.00	\$8.24	38.67%
										Insurance (\$.50 PSF)	\$2,440	\$610.00	\$0.50	2.35%
										R&M (4% of SGI)	\$4,159	\$1,039.65	\$0.85	4.00%
										Utilities (\$90 Per Unit)	\$4,320	\$1,080.00	\$0.89	4.16%
										Registration & Fees	\$175	\$43.75	\$0.04	0.17%
										Trash	\$1,500	\$375.00	\$0.31	1.44%
										Misc (1.5% OF SGI)	\$1,559	\$389.87	\$0.32	1.50%
4	100%	avg:	-	\$2,166	\$1.78	\$8,664	\$3,500		\$14,000					
		Laundry Income:												
		**Other Income (Rec Space NC):												
		Monthly Scheduled Gross Income:												
		Annualized Scheduled Gross Income:					\$103,965		\$168,000					
Annualized Operating Data						Current		Market						
Scheduled Rental Income:				\$103,965				\$168,000						
Less Vacancy Rate Reserve:				(\$3,119) 3.0% *				(\$3,119) 3.0% *						
Additional Income														
Gross Operating Income:				\$100,846				\$164,881						
Less Operating Expenses:				\$54,353 52.3% *				\$54,353 32.4% *						
Net Operating Income:				\$46,493				\$110,528						
Less Replacement Reserves:														
Less Loan Payments:														
Pre-Tax Cash Flow:				\$46,493 1.39% **				\$110,528 3.30% **						
Plus Principal Reduction:														
Total Return Before Taxes:														
* As a percentage of Scheduled Gross Income										** As a percentage of Equity Portion (Down Payment)				
										TOTAL OPERATING EXPENSES: \$54,353.1 \$13,588.26 \$11.14 52.28%				
										Expense Ratio: 52.3%				



LOCATION OVERVIEW





1000 N Croft Ave | 90069





SALES COMPARABLES

1000 N Croft Ave | 90069

	Property	Price	Bldg SqFt	Year Built	PPU	\$ / SF	Cap Rate	COE
S.	 SUBJECT PROPERTY Los Angeles, 90069 4 Units	\$3,350,000	4,880	1925	\$837,500	\$686	1.39%	
1.	 1038 N Crescent Heights West Hollywood, 90048 4 Units	\$1,875,000	3,504	1938	\$468,750	\$535	4.16%	5/28/2020
2.	 9005 Keith Ave West Hollywood, 90069 4 Units	\$2,500,000	3,793	1959	\$625,000	\$659	4.00%	7/15/2020
3.	 9040 Phyllis Ave West Hollywood, 90048 4 Units	\$2,000,000	3,056	1926	\$500,000	\$654	4.94%	7/15/2020

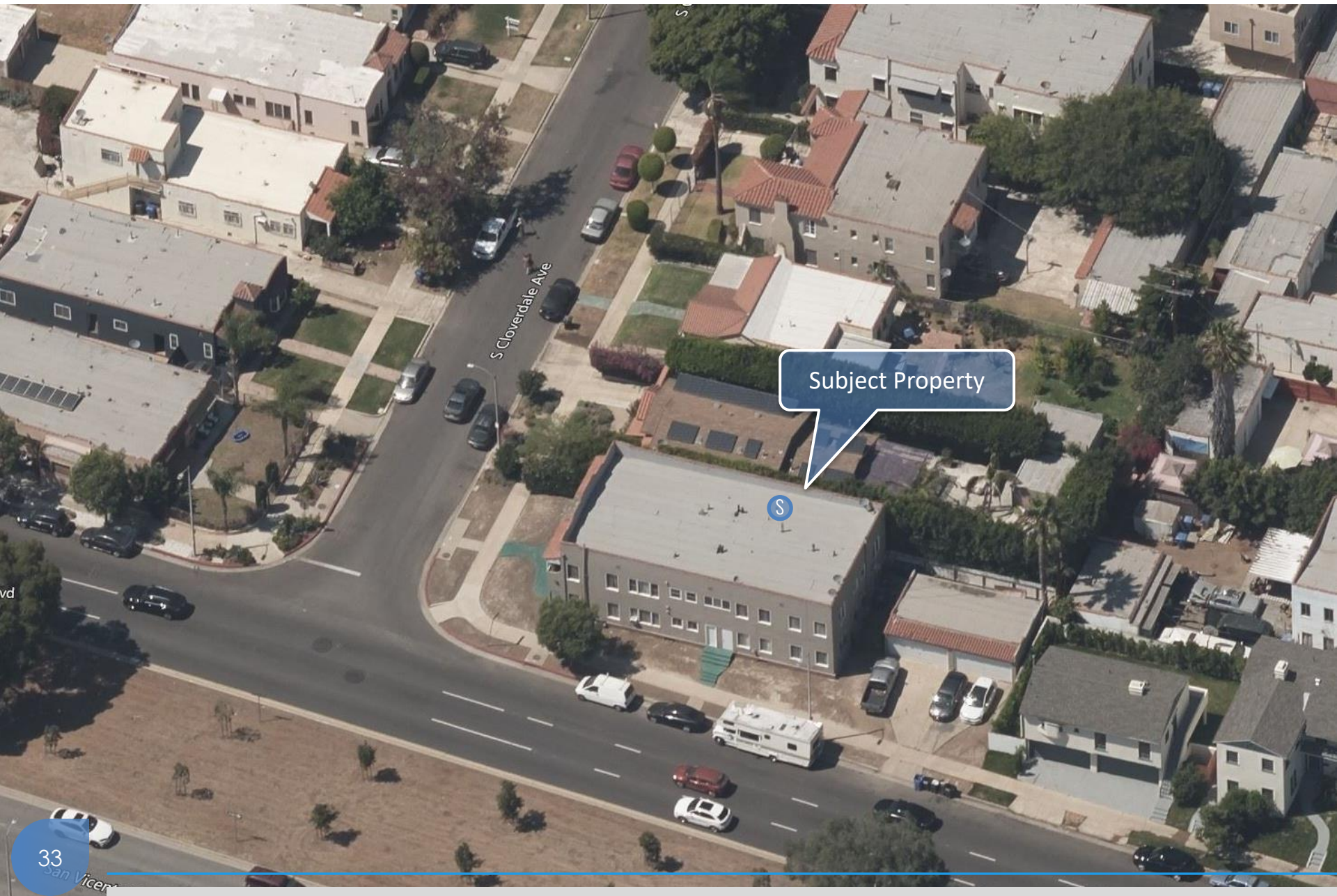
Comparables Average		3,451	1941	\$531,250	\$462	4.37%		
Subject Property		4,880	1925	\$837,500	\$686	1.39%		

INVESTMENT OVERVIEW

1236-38 S Cloverdale Ave | 90019






Property Information					Financing Assumptions					Property Highlights				
Price:		\$1,725,000			Proposed Financing ALL CASH					<div>1. Nicely landscaped character building</div> <div>2. Pride of Ownership asset and location</div> <div>3. Corner building on great miracle mile vecinity</div> <div>4. All two bedroom units</div> <div>5. Upside potential</div>				
Equity:		100% \$1,725,000			First Loan Amount:									
Number of Units:		4			Terms:									
Cost Per Unit:		\$431,250			Interest rate:									
Approx. Age:		1955			Constant rate:									
Approx. Lot Size:		7,068			DSCR									
Total Building SF		5,532			GIM / Cap Rate		Current	ProForma						
Cost per Net RSF:		\$312			Gross Income Multiplier		17.10	13.3						
Parking:					Capitalization Rate:		3.64%	5.32%						
Scheduled Income										Estimated Expenses				
No. Of Units	% of Total	Unit Type	Unit SF	Avg. Rent	Rent PSF	Monthly Income	Market Avg. Rent	Market Rent PSF	Market Monthly Income	Expense	Amount	Per Unit	Per Bldg. SF	% of SGI
4	100%	2+1		\$2,097		\$8,387	\$2,700		\$10,800	Property Taxes 1.2%	\$20,700	\$5,175.00	\$3.74	20.57%
										Insurance (\$.50 PSF)	\$2,766	\$691.50	\$0.50	2.75%
										R&M (4% of SGI)	\$4,026	\$1,006.47	\$0.73	4.00%
										Utilities (\$80 Per Unit)	\$3,840	\$960.00	\$0.69	3.82%
										Registration & Fees	\$300	\$75.00	\$0.05	0.30%
										Trash	\$960	\$240.00	\$0.17	0.95%
										Misc (2.5% OF SGI)	\$2,516	\$629.04	\$0.45	2.50%
4	100%	avg:	-	\$2,097	\$1.52	\$8,387	\$2,700		\$10,800					
		Laundry Income:												
		Other Income:					\$20	\$20						
		Monthly Scheduled Gross Income:					\$8,407	\$10,820						
		Annualized Scheduled Gross Income:					\$100,887	\$129,840						
Annualized Operating Data					Current				Market					
Scheduled Rental Income:					\$100,647				\$129,600					
Less Vacancy Rate Reserve:					(\$3,019) 3.0% *				(\$3,019) 3.0% *					
Additional Income					\$240				\$240					
Gross Operating Income:					\$97,867				\$126,821					
Less Operating Expenses:					\$35,108 34.9% *				\$35,108 27.1% *					
Net Operating Income:					\$62,759				\$91,713					
Less Replacement Reserves:														
Less Loan Payments:														
Pre-Tax Cash Flow:					\$62,759 3.64% **				\$91,713 5.32% **					





SALES COMPARABLES

1236-38 S Cloverdale Ave | 90019

	Property	Price	Bldg SqFt	Year Built	PPU	\$ / SF	Cap Rate	COE
S.	 SUBJECT PROPERTY Los Angeles, 90019 4 Units	\$1,725,000	5,532	1955	\$431,250	\$312	3.64%	
1.	 1051 Masselin Ave Los Angeles, 90019 4 Units	\$1,650,000	3,928	1939	\$412,500	\$420	3.45%	In Escrow
2.	 928 S Orange Grove Los Angeles, 90036 4 Units	\$1,825,000	5,395	1928	\$456,250	\$338	3.95%	1/13/2021
3.	 839 Alandele Ave Los Angeles, 90036 4 Units	\$1,875,000	4,054	1950	\$468,750	\$463	3.43%	Escrow
4.	 946 S Ogden Dr Los Angeles, 90036	\$1,500,000	4,500	1936	\$375,000	\$333	4.50%	6/5/2020

Comparables Average		4,469	1938	\$428,125	\$389	3.83%		
Subject Property		5,532	1955	\$431,250	\$312	3.64%		

INVESTMENT OVERVIEW

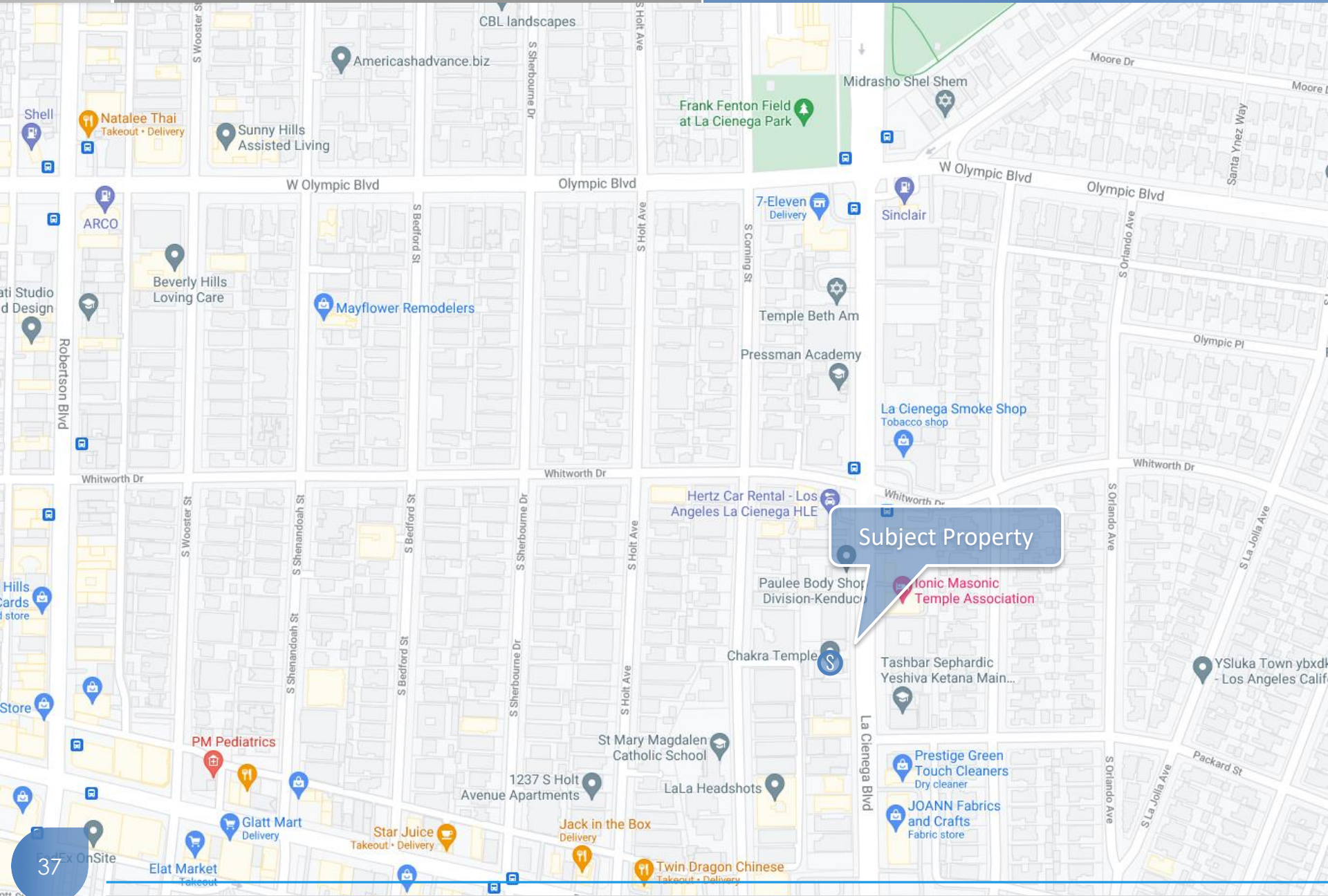
1201 S La Cienega Blvd | 90035

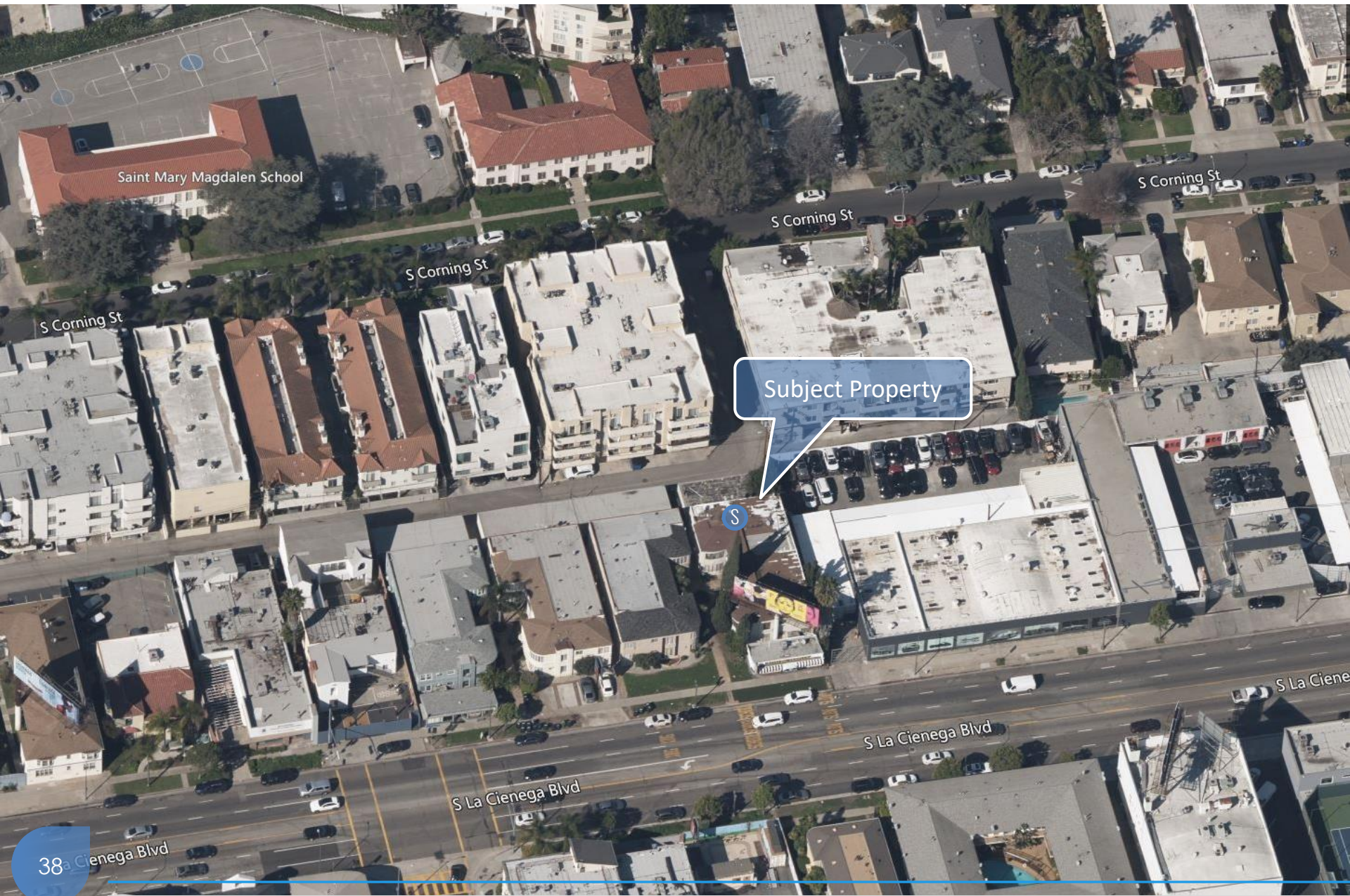
Property Information				Financing Assumptions					Property Highlights							
Price:			\$2,750,000	Proposed Financing ALL CASH First Loan Amount: Terms: Interest rate: Constant rate: DSCR					1. Nicely landscaped character building 2. Pride of Ownership asset and location 3. Beverly Hills Adjacent 4. High Demand Unit Mix 5. Tremendous Upside Potential							
Equity:	100%		\$2,750,000													
Number of Units:			8+1 Com													
Cost Per Unit:			\$305,556													
Approx. Age:			1955													
Approx. Lot Size:			7,068													
Total Building SF			5,532	GIM / Cap Rate		Current	ProForma									
Cost per Net RSF:			\$497	Gross Income Multiplier		17.59	10.9									
Parking:			Yes	Capitalization Rate:		3.51%	6.99%									
Scheduled Income								Estimated Expenses								
No. Of Units	% of Total	Unit Type	Unit SF	Avg. Rent	Rent PSF	Monthly Income	Market Avg. Rent	Market Rent PSF	Market Monthly Income	Expense	Amount	Per Unit	Per Bldg. SF	% of SGI		
7		1+1		\$1,268		\$8,875	\$1,950		\$13,650	Property Taxes 1.2%	\$33,000	\$0	\$5.97	24.18%		
1		2+1		\$1,250		\$1,250	\$2,495		\$2,495	Insurance (\$.50 PSF)	\$2,766	\$0	\$0.50	2.03%		
1		Commercial		\$1,250		\$1,250	\$2,550		\$2,550	R&M (4% of SGI)	\$5,460	\$0	\$0.99	4.00%		
										Utilities (\$80 Per Unit)	\$8,640	\$0	\$1.56	6.33%		
										Registration & Fees	\$575	\$0	\$0.10	0.42%		
										Trash	\$1,800	\$0	\$0.33	1.32%		
										Misc (2.5% OF SGI)	\$3,413	\$0	\$0.62	2.50%		
9	avg:	-		\$1,264	\$2.06	\$11,375	\$2,077		\$18,695							
		Laundry Income:				\$50					\$50					
		Billboard income:				\$1,600					\$2,250					
		Monthly Scheduled Gross Income:				\$13,025					\$20,995					
		Annualized Scheduled Gross Income:				\$156,304					\$251,940					
Annualized Operating Data						Current			Market							
Scheduled Rental Income:						\$136,504				\$224,340						
Less Vacancy Rate Reserve:						(\$4,095)	3.0%	*	(\$4,095)	3.0%	*					
Additional Income						\$19,800				\$27,600						
Gross Operating Income:						\$152,209				\$247,845						
Less Operating Expenses:						\$55,654	40.8%	*	\$55,654	24.8%	*					
Net Operating Income:						\$96,555				\$192,191						
Less Replacement Reserves:																
Less Loan Payments:																
Pre-Tax Cash Flow:						\$96,555	3.51%	**	\$192,191	6.99%	**					



LOCATION OVERVIEW

1201 S La Cienega Blvd | 90035





SALES COMPARABLES

1201 S La Cienega Blvd | 90035

	Property	Price	Bldg SqFt	Year Built	PPU	\$ / SF	Cap Rate	COE
S.	 SUBJECT PROPERTY Los Angeles, 90035 8 Units + 1 Comm	\$2,750,000	5,532	1955	\$305,556	\$497	3.51%	
1.	 1264 S. Spaulding Ave Los Angeles, 90019 6 Units	\$2,000,000	5,794	1930	\$333,333	\$345	N/Av	5/6/2021
2.	 1942 S Sherbourne Dr Los Angeles, CA 90034 6 Units	\$2,140,000	6,300	1956	\$356,667	\$340	N/Av	4/30/2021
3.	 8546 Cashio St Los Angeles, 90035 6 Units	\$2,700,000	5,816	1950	\$450,000	\$464	4.12%	12/16/2020
4.	 1001 S Shenandoah St Los Angeles, CA 90035 6 Units	\$2,380,500	5,262	1948	\$396,750	\$452	N/Av	6/5/2020
5.	 1474 S Wooster St Los Angeles, CA 90035 6 Units	\$1,780,000	4,324	1953	\$296,667	\$412	N/Av	9/9/2020
Comparables Average			5,793	1946	\$366,683	\$403	4.12%	
Subject Property			5,532	1955	\$305,556	\$497	3.51%	

CCF APARTMENT PORTFOLIO

CROFT | CLOVEDALE
LA CIENEGA | FOUNTAIN

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