

3 New Construction Quadplexes

Los Angeles, CA
12 Large Units



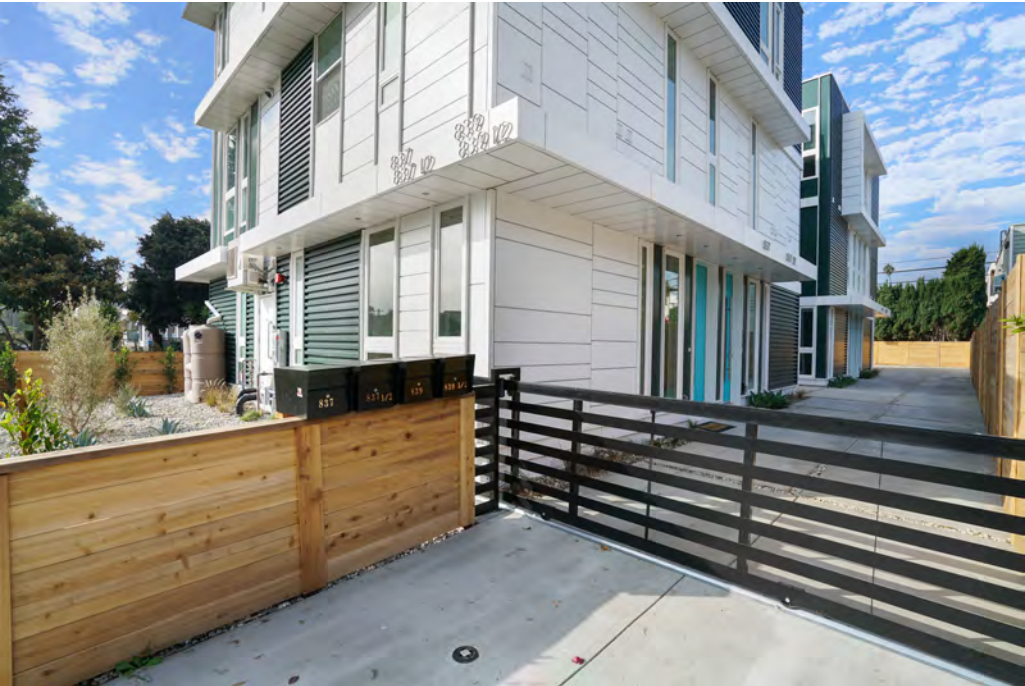
OFFERING MEMORANDUM

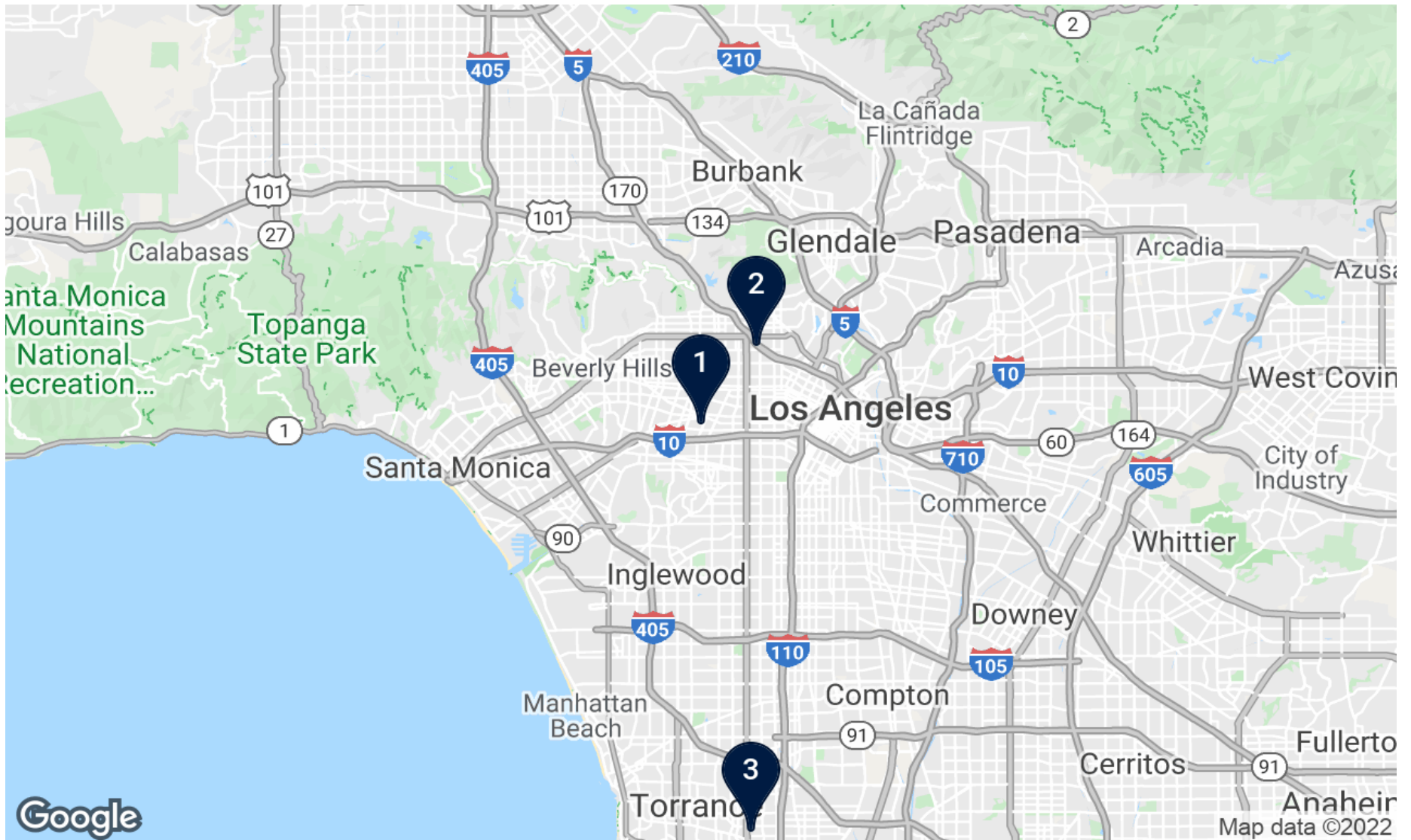
PEAK
COMMERCIAL

INVESTMENT OVERVIEW

Portfolio Overview

Location	Los Angeles, CA
Sale Price	\$10,750,000
Number of Units	12
Number of Properties	3
Total Building SF	17,042
Total Land Size	20,404
Cap Rate	4.43 %
Potential Gross Income	\$660,600
Expenses	\$184,335
NOI	\$476,265





Property Name	Type	List Price	Address
4553 SATURN ST	Multi-Family	\$3,800,000	4553 SATURN ST, Los Angeles, CA 90019
837 N KINGSLEY DR	Multi-Family	\$3,800,000	837 N KINGSLEY DR, Los Angeles, CA 90029
1602 W 226TH ST	Multi-Family	\$3,150,000	1602 W 226TH ST, Los Angeles, CA 90501

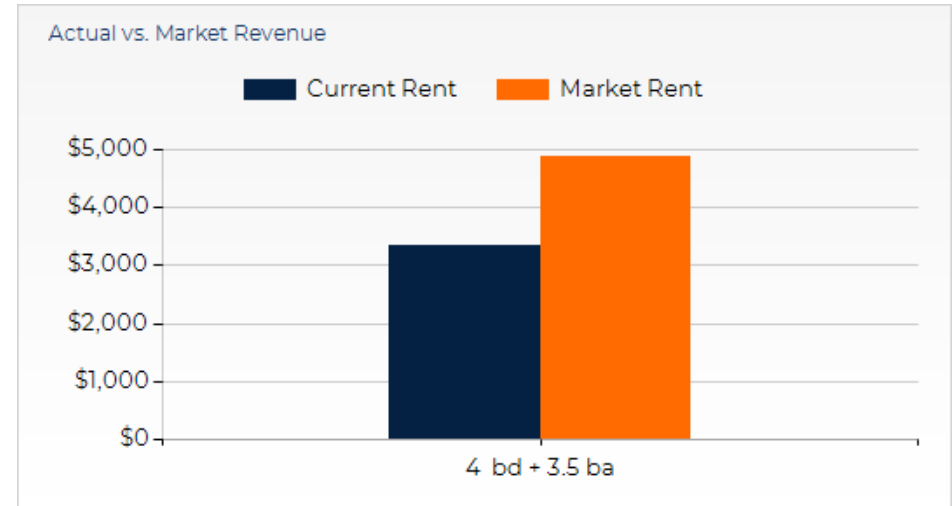
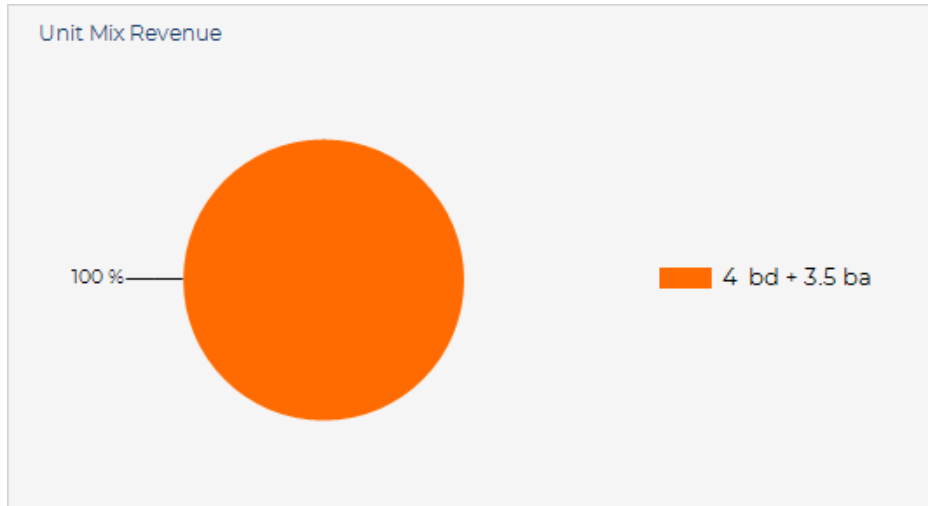


4553 SATURN ST

ADDRESS	4553 SATURN ST Los Angeles CA 90019
BUILDING SF	5,440 SF
LAND SF	7,000
NUMBER OF UNITS	4
OCCUPANCY	97.00 %
APN	5071-013-063
# OF PARCELS	1
ZONING TYPE	LARD1.5

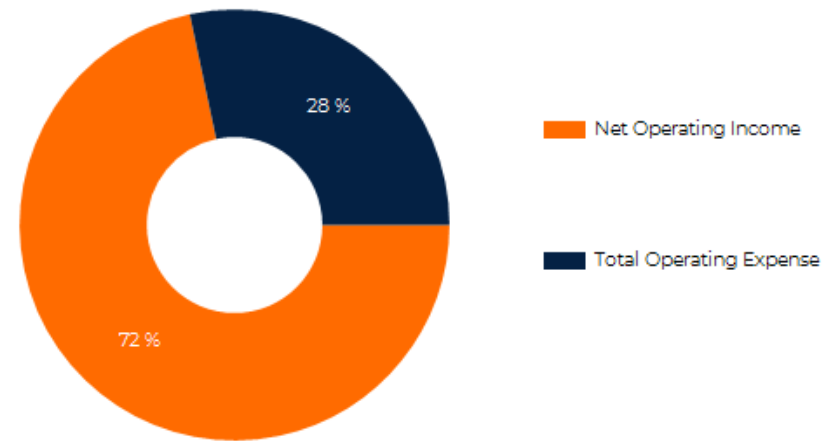
			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
4 bd + 3.5 ba	4	1,360	\$3,346	\$2.46	\$13,385	\$4,871	\$3.58	\$19,485
Totals/Averages	4	1,360	\$3,346	\$2.46	\$13,385	\$4,871	\$3.58	\$19,485

Unit	Square Feet	Unit Mix	Monthly	Rent PSF	Market Rent	Move-in Date	Notes
4551	1,400	4 bd + 3.5 ba	\$0	\$0	\$4,495.00		Currently Vacant
4551 1/2	1,320	4 bd + 3.5 ba	\$4,495	\$3.41	\$4,495.00	10/17/2021	
4553	1,320	4 bd + 3.5 ba	\$4,495	\$3.41	\$4,495.00	11/1/2021	
4553 1/2	1,400	4 bd + 3.5 ba	\$4,395	\$3.14	\$6,000.00	1/1/2022	Currently 25% Vacant- Shared Unit
Totals/Averages			\$13,385	\$2.49	\$19,485.00		



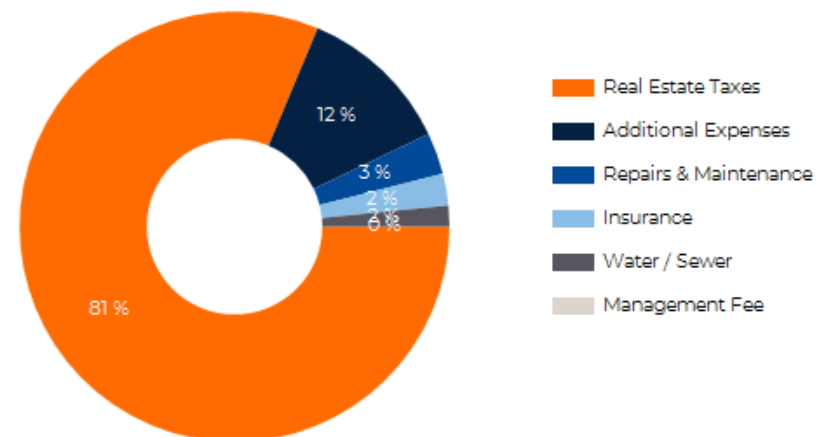
INCOME	CURRENT	YEAR 2
Gross Potential Income	\$233,820	\$251,880
Less: General Vacancy	\$7,015	\$7,556
Effective Gross Income	\$226,805	\$244,324
Less: Expenses	\$64,276	\$64,802
Net Operating Income	\$162,529	\$179,522

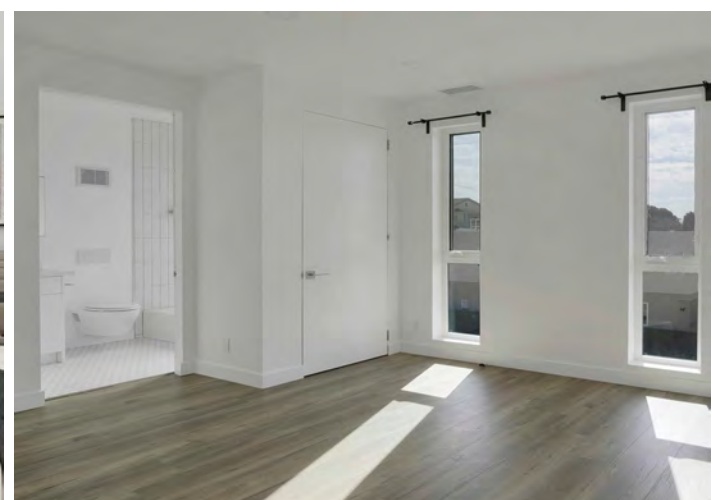
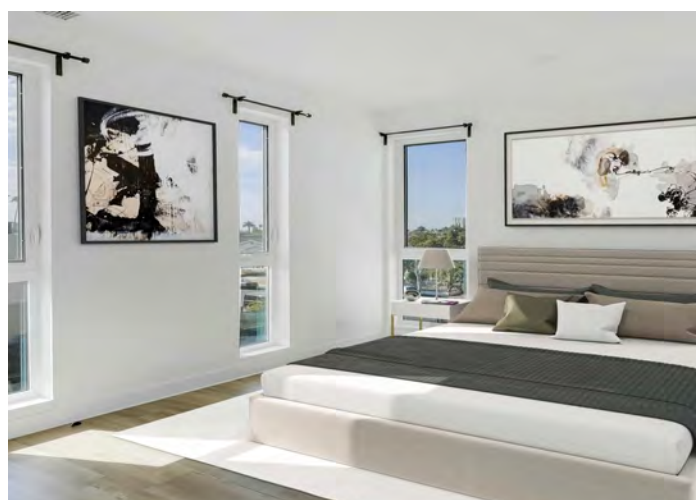
REVENUE ALLOCATION CURRENT

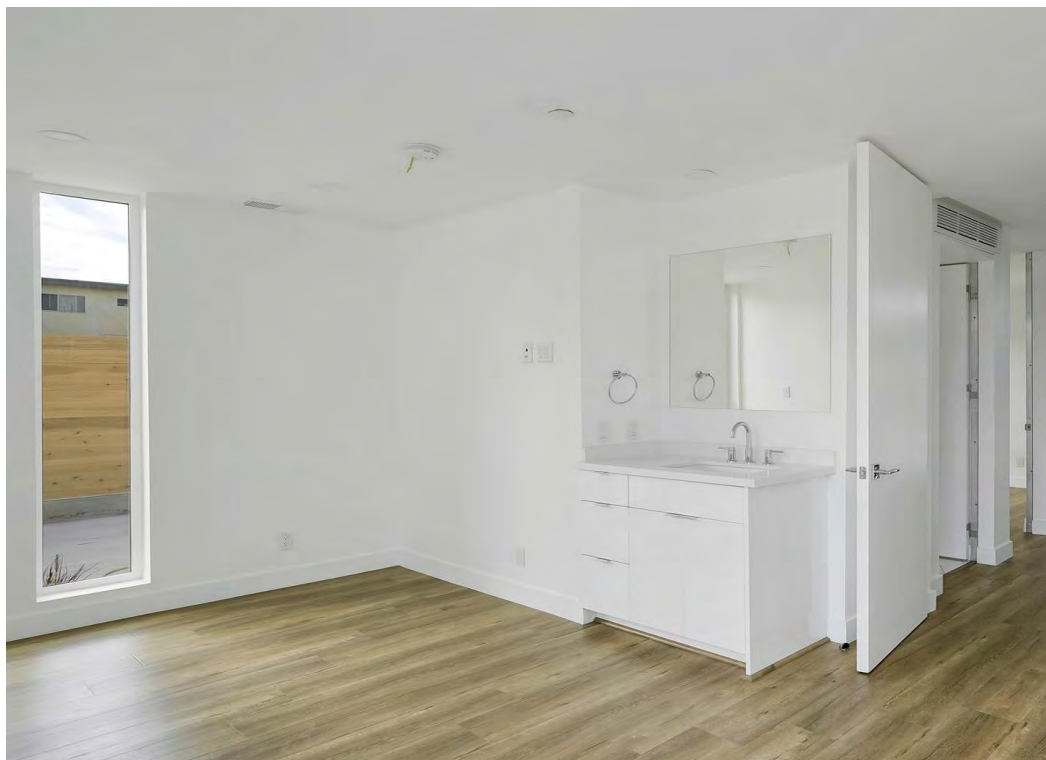


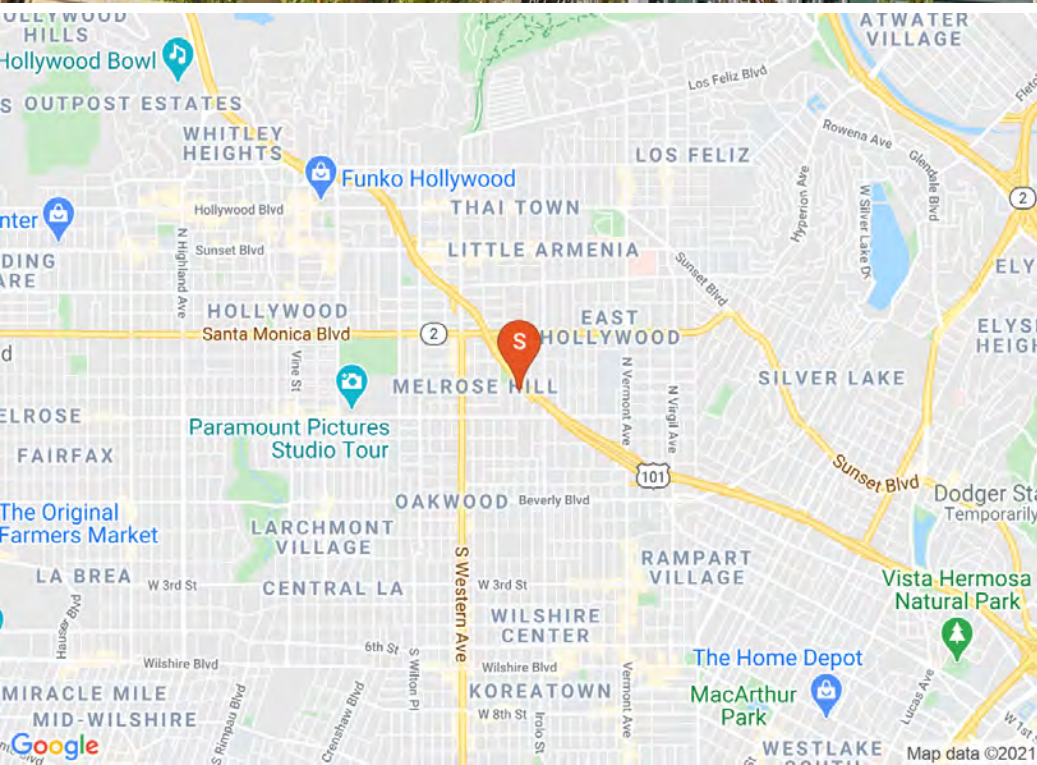
EXPENSES	Per Unit	CURRENT	Per Unit	YEAR 2
Real Estate Taxes	\$11,685	\$46,740	\$11,685	\$46,740
Insurance	\$343	\$1,372	\$343	\$1,372
Management Fee	\$1,701	\$6,804	\$1,832	\$7,330
Repairs & Maintenance	\$450	\$1,800	\$450	\$1,800
Water / Sewer	\$225	\$900	\$225	\$900
Landscaping	\$150	\$600	\$150	\$600
Waste Management	\$1,140	\$4,560	\$1,140	\$4,560
Pest Control	\$150	\$600	\$150	\$600
Misc. Expenses	\$225	\$900	\$225	\$900
Total Operating Expense	\$16,069	\$64,276	\$16,200	\$64,802
Expense / SF		\$11.81		\$11.91
% of EGI		28.34 %		26.52 %

DISTRIBUTION OF EXPENSES CURRENT







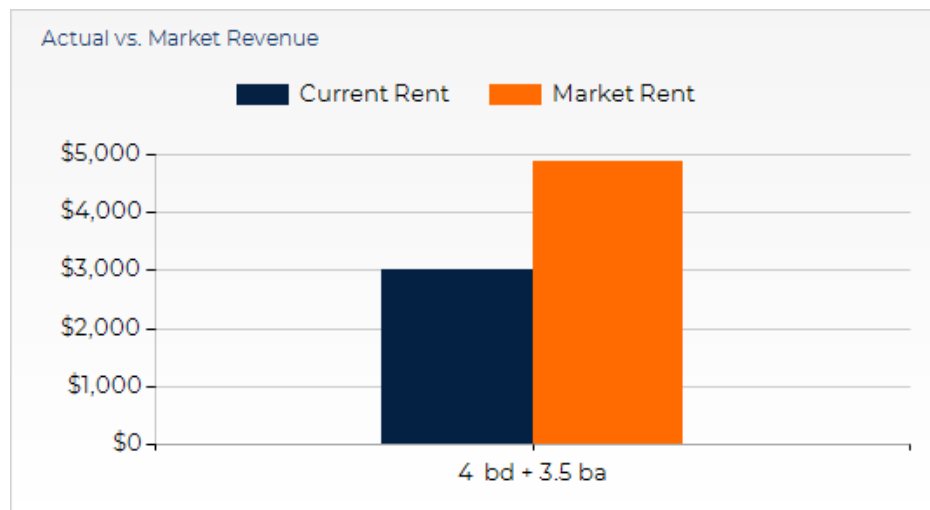


837 N KINGSLEY DR

ADDRESS	837 N KINGSLEY DR Los Angeles CA 90029
BUILDING SF	6,848 SF
LAND SF	7,148
NUMBER OF UNITS	4
OCCUPANCY	97.00 %
APN	5535-034-019
# OF PARCELS	1
ZONING TYPE	LARD1.5

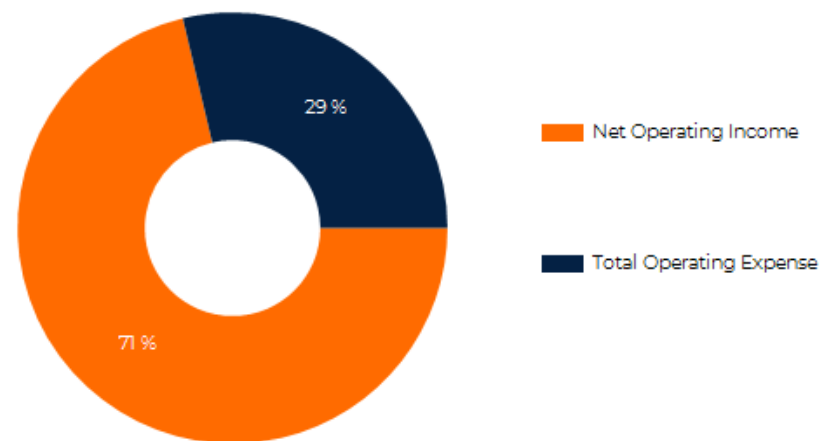
			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
4 bd + 3.5 ba	4	1,712	\$2,997	\$1.75	\$8,990	\$4,871	\$2.85	\$19,485
Totals/Averages	4	1,712	\$2,997	\$1.75	\$8,990	\$4,871	\$2.85	\$19,485

Unit	Square Feet	Unit Mix	Monthly	Rent PSF	Market Rent	Move-in Date	Notes
837	1,835	4 bd + 3.5 ba	\$0	\$0	\$6,000.00		Shared Unit
837 1/2	1,653	4 bd + 3.5 ba			\$4,495.00		
839	1,630	4 bd + 3.5 ba	\$4,495	\$2.76	\$4,495.00	1/1/2022	
839 1/2	1,730	4 bd + 3.5 ba	\$4,495	\$2.60	\$4,495.00		
Totals/Averages			\$8,990	\$1.79	\$19,485.00		



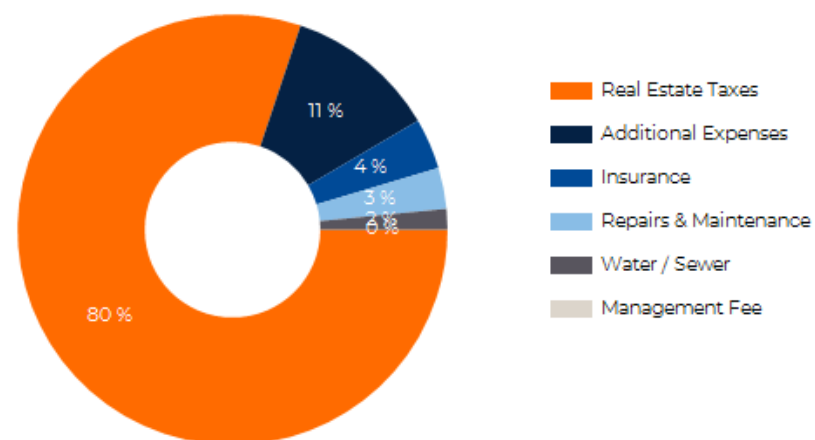
INCOME	CURRENT	YEAR 2
Gross Potential Income	\$233,820	\$251,800
Less: General Vacancy	\$7,015	\$7,554
Effective Gross Income	\$226,805	\$244,246
Less: Expenses	\$65,127	\$65,650
Net Operating Income	\$161,678	\$178,596

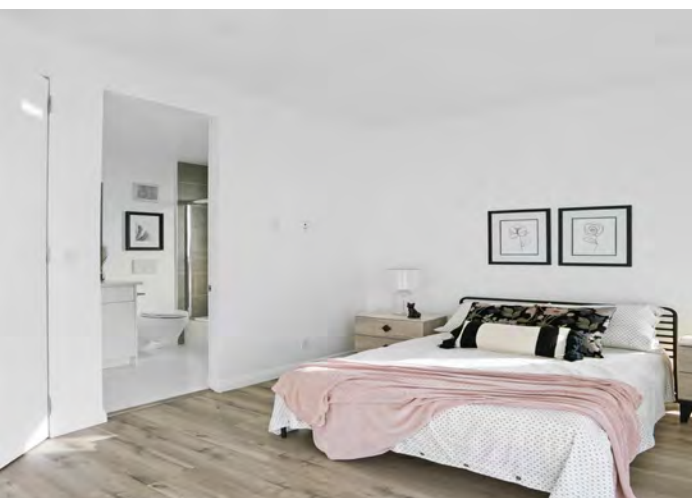
REVENUE ALLOCATION CURRENT

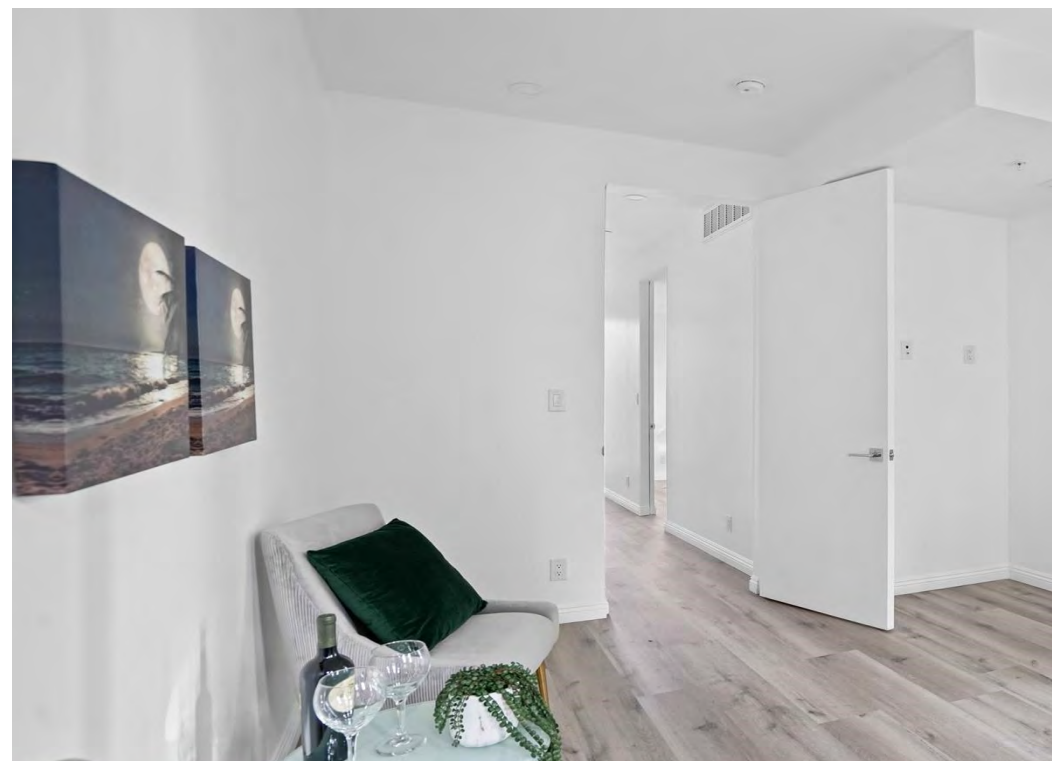
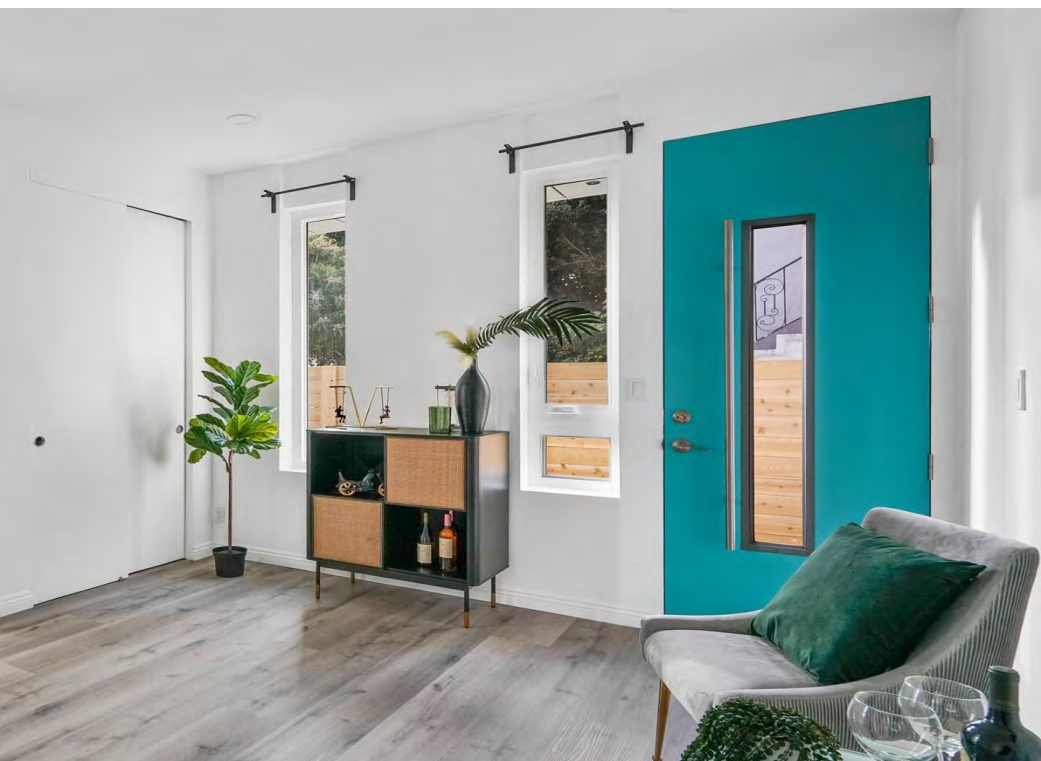


EXPENSES	Per Unit	CURRENT	Per Unit	YEAR 2
Real Estate Taxes	\$11,685	\$46,740	\$11,685	\$46,740
Insurance	\$556	\$2,223	\$556	\$2,223
Management Fee	\$1,701	\$6,804	\$1,832	\$7,327
Repairs & Maintenance	\$450	\$1,800	\$450	\$1,800
Water / Sewer	\$225	\$900	\$225	\$900
Landscaping	\$150	\$600	\$150	\$600
Waste Management	\$1,140	\$4,560	\$1,140	\$4,560
Pest Control	\$150	\$600	\$150	\$600
Misc. Expenses	\$225	\$900	\$225	\$900
Total Operating Expense	\$16,282	\$65,127	\$16,413	\$65,650
Expense / SF		\$9.51		\$9.58
% of EGI		28.71 %		26.88 %

DISTRIBUTION OF EXPENSES CURRENT







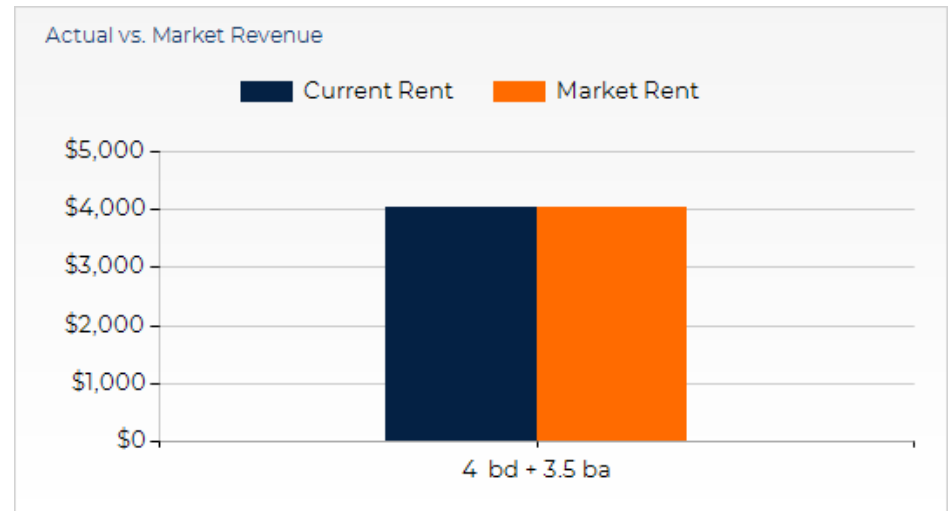


1602 W 226TH ST

ADDRESS	1602 W 226TH ST Los Angeles CA 90501
BUILDING SF	4,754 SF
LAND SF	6,257
NUMBER OF UNITS	4
OCCUPANCY	97.00 %
APN	7347-010-016
# OF PARCELS	1
ZONING TYPE	LARD1.5

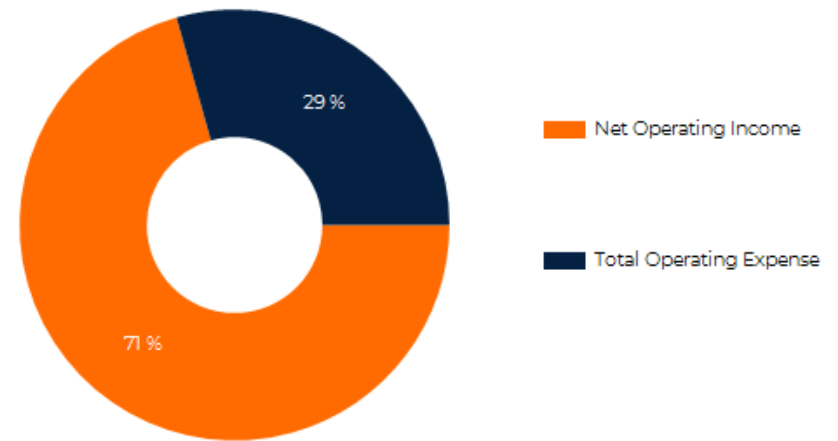
			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
4 bd + 3.5 ba	4	1,188	\$4,020	\$3.38	\$16,080	\$4,020	\$3.38	\$16,080
Totals/Averages	4	1,188	\$4,020	\$3.38	\$16,080	\$4,020	\$3.38	\$16,080

Unit	Square Feet	Unit Mix	Monthly	Rent PSF	Market Rent	Move-in Date
22601	1,159	4 bd + 3.5 ba	\$3,995	\$3.45	\$3,995.00	11/1/2021
22603	1,159	4 bd + 3.5 ba	\$3,995	\$3.45	\$3,995.00	10/23/2021
22605	1,159	4 bd + 3.5 ba	\$3,995	\$3.45	\$3,995.00	1/2/2022
4	1,277	4 bd + 3.5 ba	\$4,095	\$3.21	\$4,095.00	11/15/2021
Totals/Averages			\$16,080	\$3.39	\$16,080.00	



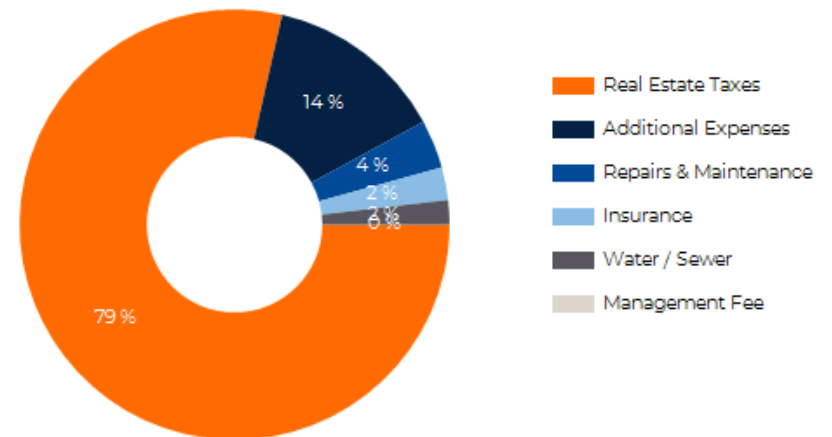
INCOME	CURRENT	YEAR 2
Gross Potential Income	\$192,960	\$192,960
Less: General Vacancy	\$5,789	\$5,789
Effective Gross Income	\$187,171	\$187,171
Less: Expenses	\$54,932	\$52,472
Net Operating Income	\$132,239	\$134,699

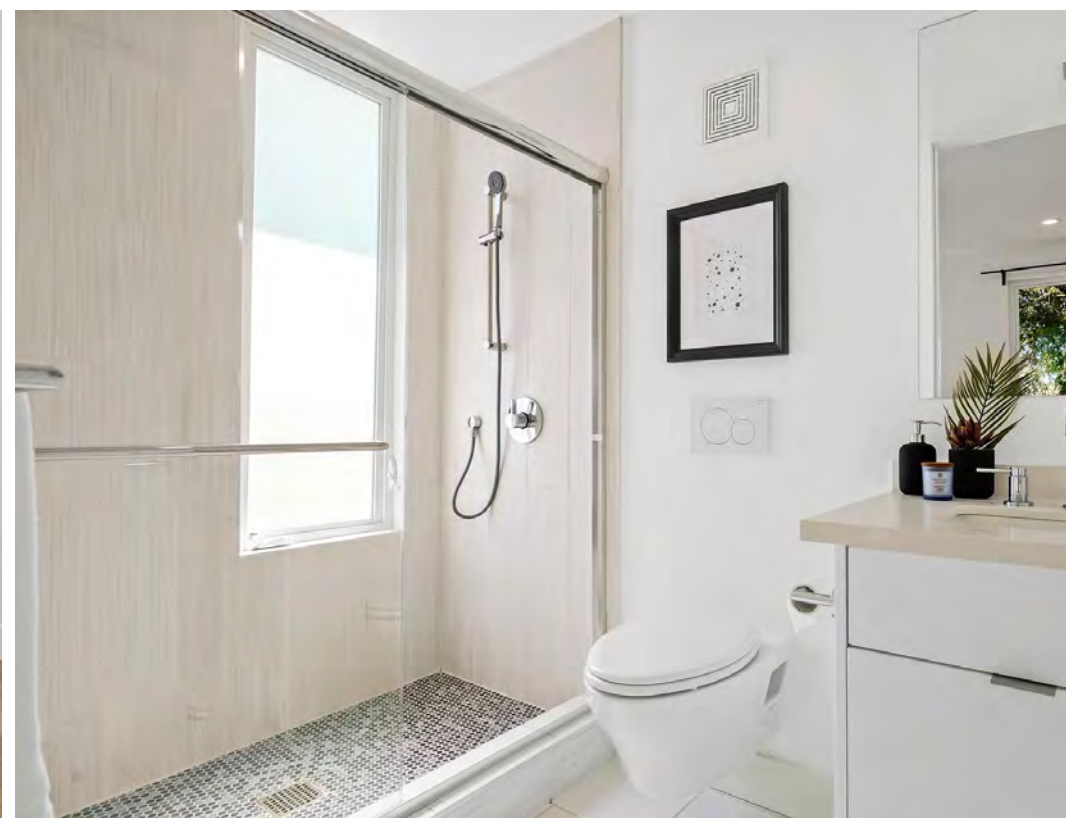
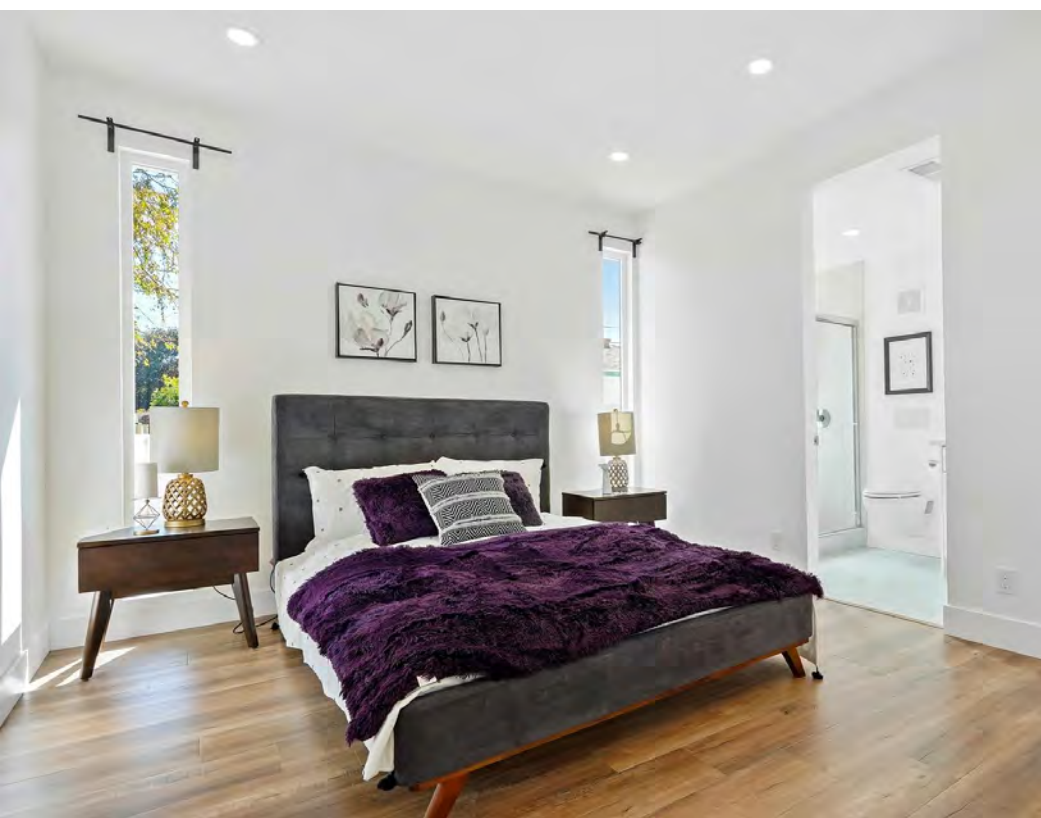
REVENUE ALLOCATION CURRENT

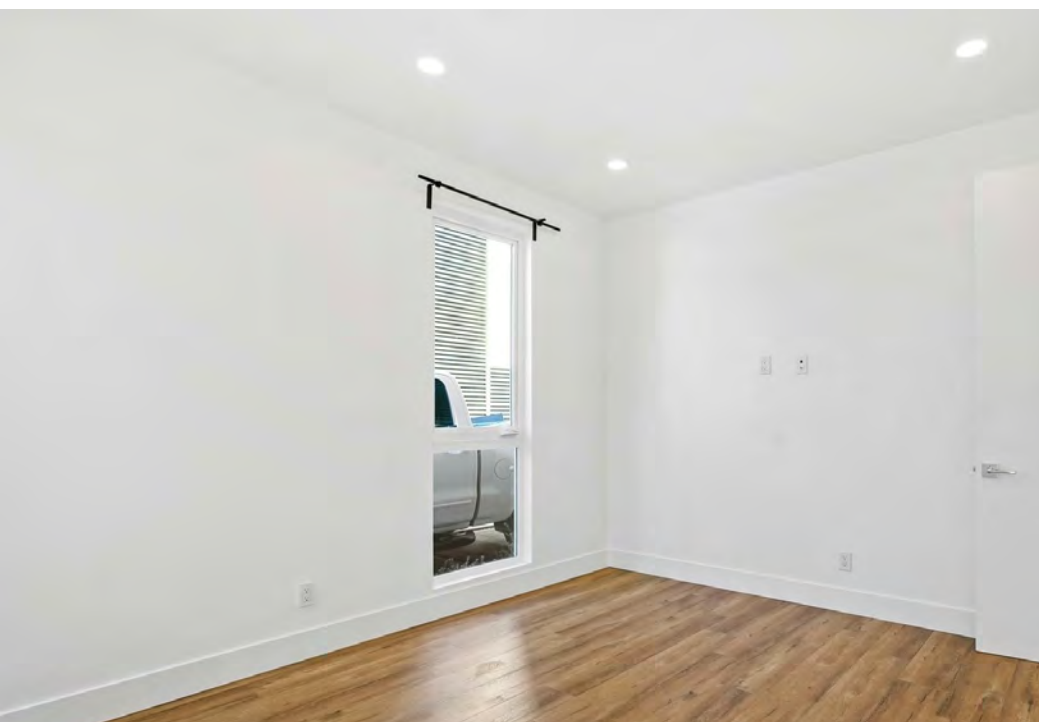
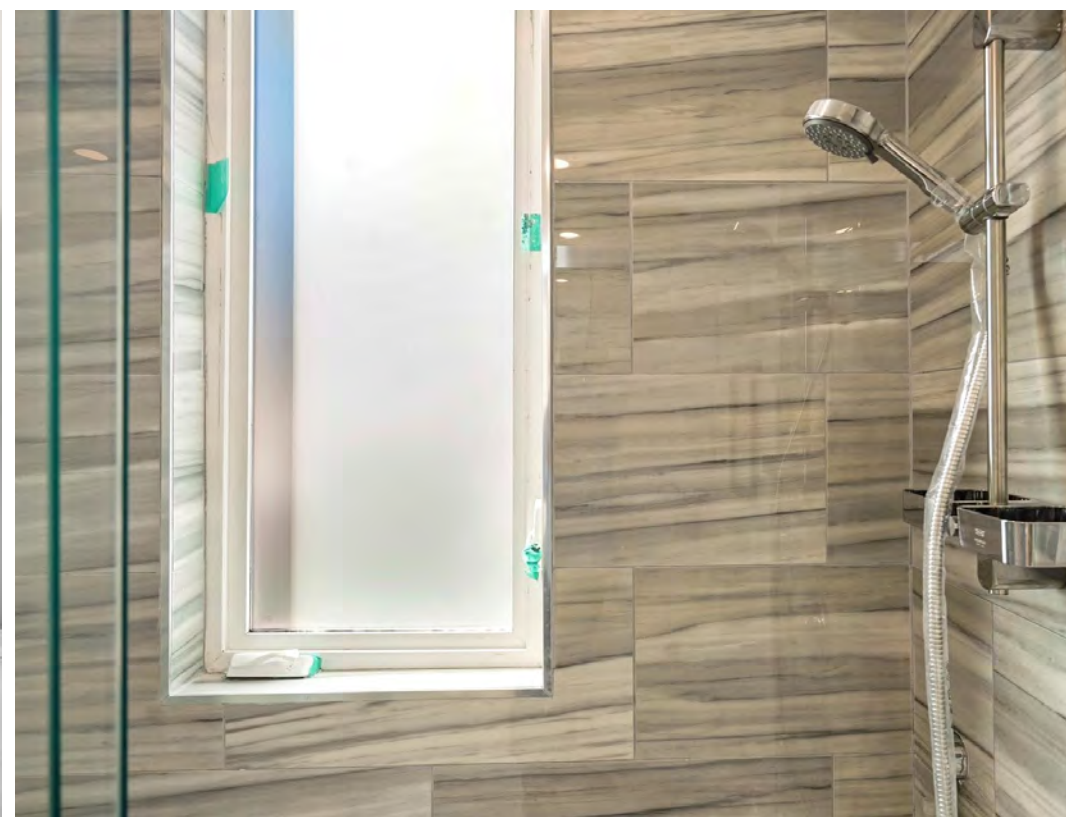


EXPENSES	Per Unit	CURRENT	Per Unit	YEAR 2
Real Estate Taxes	\$9,686	\$38,745	\$9,071	\$36,285
Insurance	\$303	\$1,212	\$303	\$1,212
Management Fee	\$1,404	\$5,615	\$1,404	\$5,615
Repairs & Maintenance	\$450	\$1,800	\$450	\$1,800
Water / Sewer	\$225	\$900	\$225	\$900
Landscaping	\$150	\$600	\$150	\$600
Waste Management	\$1,140	\$4,560	\$1,140	\$4,560
Pest control	\$150	\$600	\$150	\$600
Misc. Expenses	\$225	\$900	\$225	\$900
Total Operating Expense	\$13,733	\$54,932	\$13,118	\$52,472
Expense / SF		\$11.55		\$11.03
% of EGI		29.35 %		28.03 %

DISTRIBUTION OF EXPENSES CURRENT





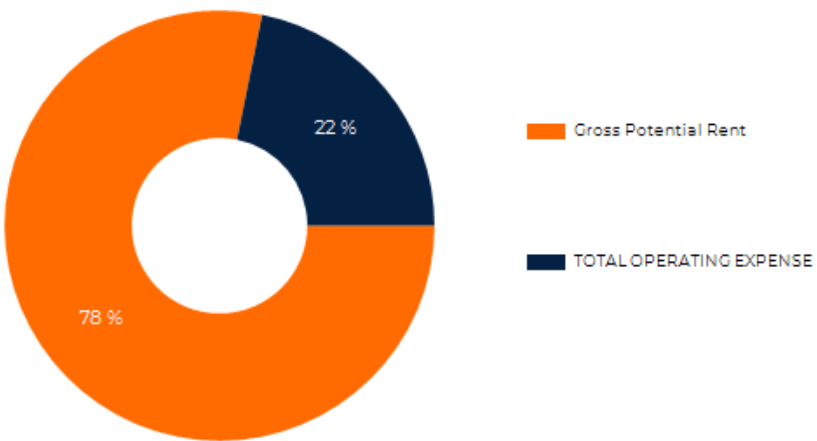


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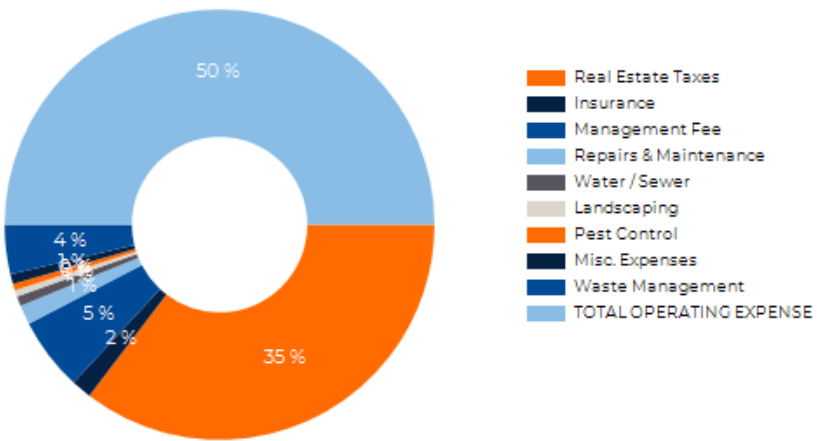
INCOME	PROFORMA
Gross Potential Rent	\$660,600
GROSS POTENTIAL INCOME	\$660,600
EFFECTIVE GROSS INCOME	\$660,600
NET OPERATING INCOME	\$476,265

EXPENSES	PROFORMA
Real Estate Taxes	\$130,385
Insurance	\$5,595
Management Fee	\$20,275
Repairs & Maintenance	\$5,400
Water / Sewer	\$2,700
Landscaping	\$1,800
Pest Control	\$1,800
Misc. Expenses	\$2,700
Waste Management	\$13,680
TOTAL OPERATING EXPENSE	\$184,335

REVENUE ALLOCATION



DISTRIBUTION OF EXPENSES



3 New Construction Quadplexes

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