

# Property Details

CONTROL: Owner VALUE: \$6,900,000  
LOAN: \$1,200,000  
EQUITY: \$5,700,000

TITLE: Income-Generating 18-Unit Property in Opportunity Zone  
TYPE: Multi-Family  
Renovated Multi-family 18-units with underground parking, on-site laundry room, and is near SoFi Stadium. Spacious 2-bedroom units with stable long-term tenants. The potential for value enhancement, it's a prime investment opportunity.

HAVE:

ADDRESS: 1405 West 105th St., Los Angeles, California  
BENEFITS TO NEW OWNER: Sought after location near SoFi stadium 5.01% CAP rate

GROSS SCHEDULED INCOME: \$497,568 Projected  
VACANCY LOSS: \$81,600  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$112,895  
NOI: \$303,073  
DEBT SERVICE: \$72,393  
CASH FLOW: \$230,680  
CAP RATE: 4.39%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$0	\$6,033	4%	09/01/2050	No

BENEFITS SOUGHT: • Renovated units • Built in 1963 | 19,425 sq.ft. • Lot size: 19,057 sq.ft. • Includes one 3bd | 2.5 bath unit • Assigned covered parking • On-site laundry (GPI) \$605,412 Property next door available

MOTIVATION: The proprietor is advancing in age and is currently unable to travel to the specified destination. Owner is motivated

CAN ADD: Stable long term tenants

OWNER: Wilson Family Trust E

COUNSELOR: Nancy Wilson Phone: 7024919022  
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