

Subject Property
Street Address
City, State, Zip

Sales Comp #1
Street Address
City, State, Zip

Sales Comp #2
Street Address
City, State, Zip

Sales Comp #3
Street Address
City, State, Zip



	The Island Apartments	Ocean Plaza Apartments	Ocean Breeze Apartments	Desert Wind Apartments
Project Name	The Island Apartments	Ocean Plaza Apartments	Ocean Breeze Apartments	Desert Wind Apartments
Sales Price	\$20,000,000	\$8,350,000	\$10,000,000	\$17,500,000
Sale Date				
# Units	75	24	60	70
Average Unit Size	689	840	1,142	561
Average Rent / Unit	\$1,793	\$1,680	\$2,188	\$1,415
GRM	12.26	17.60	17.00	15.60
MKT GRM	11.15	14.00	12.00	12.50
Current Cap Rate	4.91%	3.35%	4.25%	3.50%
Value per Unit	\$266,667	\$347,917	\$166,667	\$250,000
Value per Sq Ft	\$387	\$414	\$146	\$446
Potential Rent / Unit	\$1,973	\$2,100		
Parking	Covered Carports	Covered Carports	Covered Carports	Covered Carports
Year Built	1961			
Unit Breakdown	13 Single / 1 Bath	6 1 Bdr / 1 Bath	40 1 Bdr / 1 Bath	50 Single / 1 Bath
Unit Breakdown	45 1 Bdr / 1 Bath	18 2 Bdr / 1 Bath	10 2 Bdr / 2 Bath	10 1 Bdr / 1 Bath
Unit Breakdown	16 2 Bdr / 1 Bath		10 3 Bdr / 2 Bath	10 2 Bdr / 1 Bath
Unit Breakdown				
Unit Breakdown				
% Down Payment	45%	50%	45%	100%
Comment				LA City RSO (Torrance PO)
Comment				All cash close with Refi Exit

Comments / Amenities:

Subject Property	
Comparable #1	
Comparable #2	
Comparable #3	Earthquake retrofit, courtyard, pool. Subject to Los Angeles Rent Stabilation Ordinance; Torrance PO