

PROJECT
DESTINED

+ **Brookfield**
Properties

The Rodney

2127 Rodney Drive
Los Angeles, CA 90027



Agenda

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02 Market and Submarket Overview	05
03 Property Attributes	12
04 Business Proposal	16
05 Financial Analysis	22
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Meet our team

Brookfield Properties Los Angeles & Orange County

Property



Jasper Peng
Property Analyst



Kristian Chung
Property Analyst



Daniel Lorenzen
Property Analyst

Market



Angel Gabriel
Market Analyst



Risa Itow
Market Analyst



Miguel Baez-Montano
Market Analyst



Eduardo Garcia
Market Analyst



Justin Nguyen
Financial Analyst



Sean Reynolds
Financial Analyst

Finance



Robert Ramirez
Financial Analyst

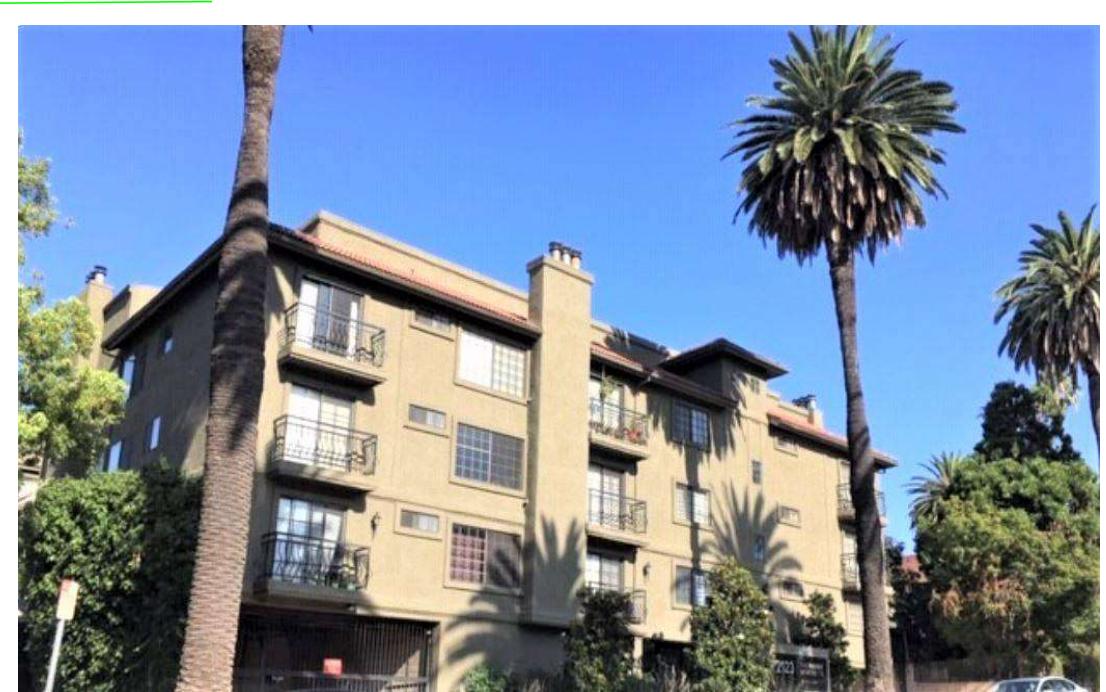


Heschel Fernando
Financial Analyst

Property Overview

- Located in Los Feliz, California
- Built in 1886
- Listing Price: \$23,500,000
- Multifamily Residential
- Lot Size: 19,731 SF
- Total Units: 42
- Occupancy Rate: 97%
- NOI: \$658,656
- Cap Rate: 2.80%

mb0



Slide 4

mb0 May someone input a photo of the Rodney
mbaezmontanojr@gmail.com, 2022-07-29T02:01:30.743

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Market Overview

Los Angeles, CA



Market Overview

Los Angeles



\$65,290

Average Household Income



36

Median Age



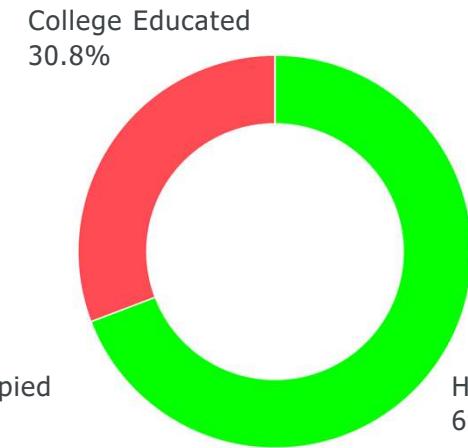
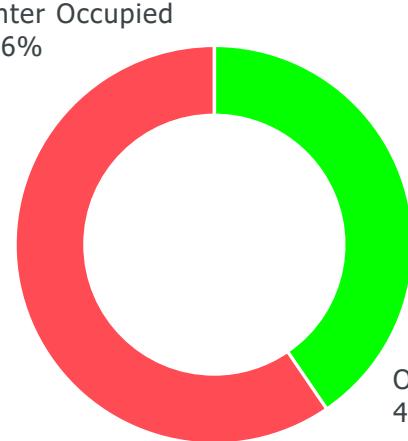
94.3%

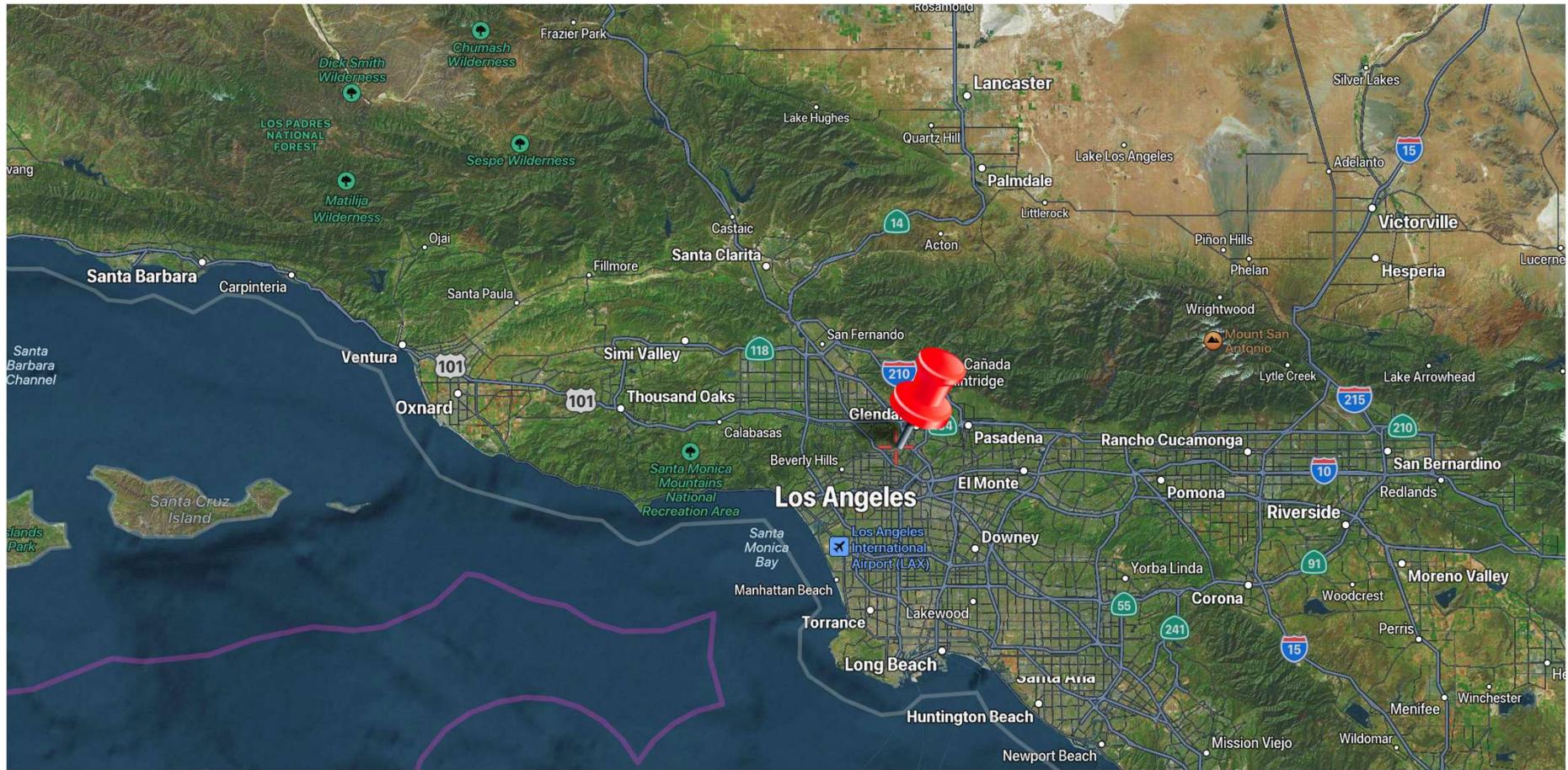
Employed Population



50/50

Gender Balance





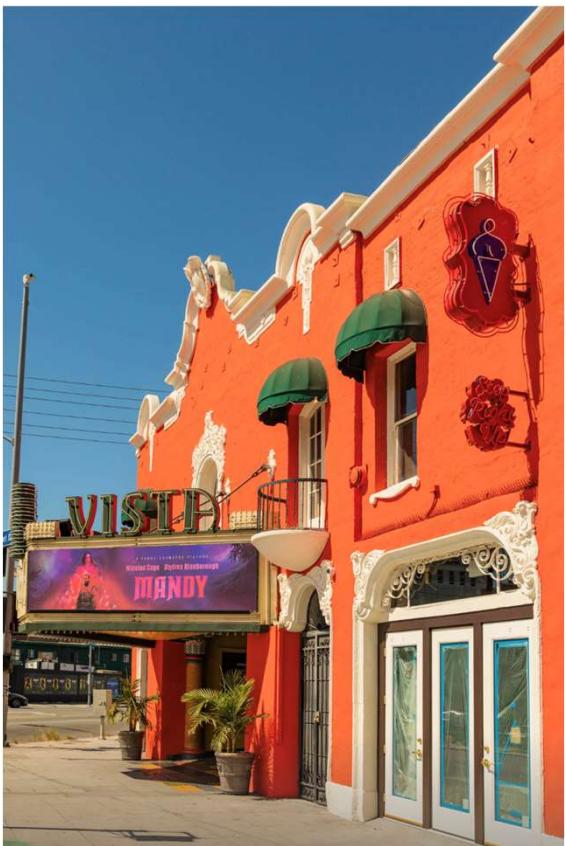
Submarket Overview

Los Feliz



Submarket Overview

Los Feliz



\$110,881

Average Household Income



37

Median Age



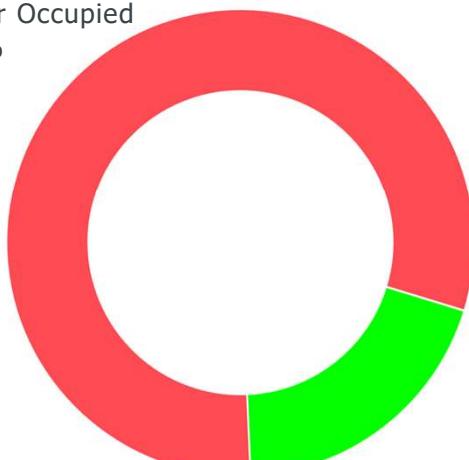
94.3%

Employed Population



51/49

Gender Balance



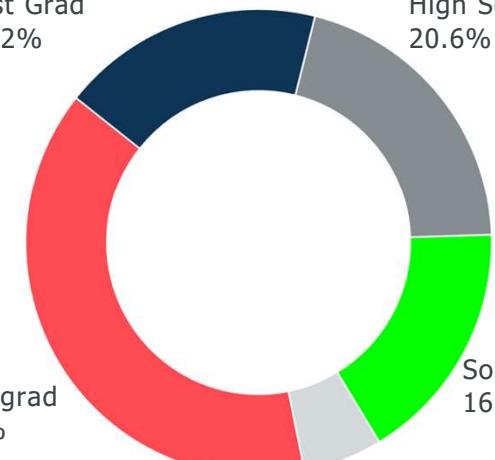
Post Grad
18.2%

High School | GED
20.6%

Undergrad
54.6%

Some College
16.8%

Associate
5.5%

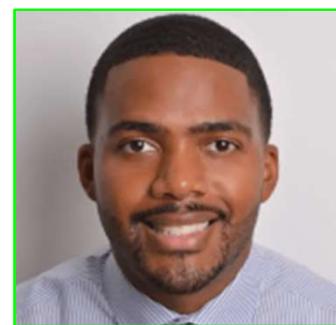


Renter Persona



Alexis, 36

- Freelance UX Designer
 - \$98,000
 - LMU
 - Hiking and exploring new restaurants
 - 1+1 (25% of income)
-



James, 42

- Software Engineer at Intel
 - \$140,000
 - USC
 - Traveling and spending time with his wife and kid
 - 2+2 (22% of income)
-

Community Map



Walk
Score.com
Transit Scores

Walk Score: 88

Public Transit
Score: 51

Biking Score: 49

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Brookfield
Properties

Property Attributes

The Rodney



Unit Mix

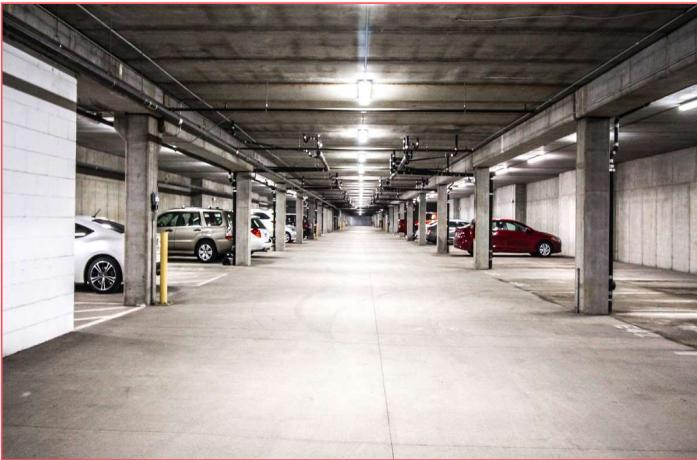
3% Vacancy

# of Units	Unit Type	Approx. Sq. Ft	Avg. Mo. Rent/Unit	Mo. Income
24	1+1	652-871	\$2,027	\$48,648
5	1+1.5 Loft	916-931	\$2,370	\$11,850
1	1+1.75 Loft	916	\$2,575	\$2,575
3	2+1.5	952	\$2,425	\$7,275
6	2+2	951-1012	\$2,521	\$15,126
3	2+2.75 Loft	1173-1202	\$2,867	\$8,600

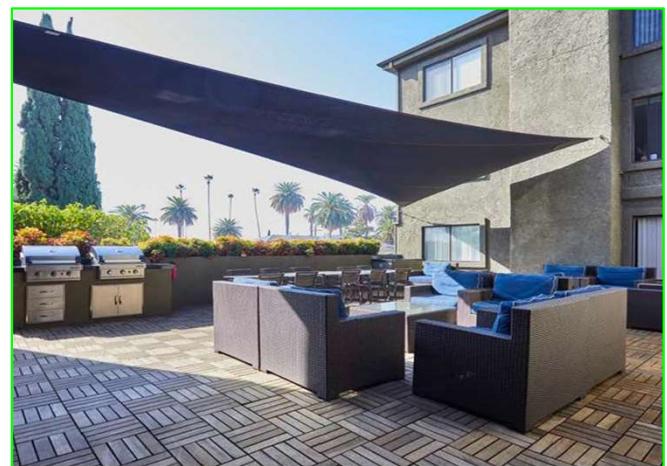
Slide 13

ch0 Update colors of table to match template + make vacancy rate fit in more
chungkj1@uci.edu, 2022-08-04T05:02:05.025

Building Amenities



mb0



Slide 14

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mbaezmontanojr@gmail.com, 2022-07-29T02:01:30.743

Unit Amenities



mb0



Slide 15

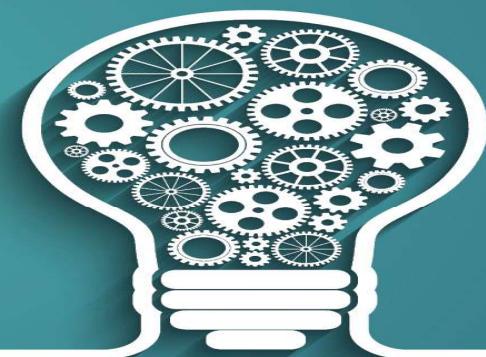
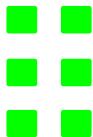
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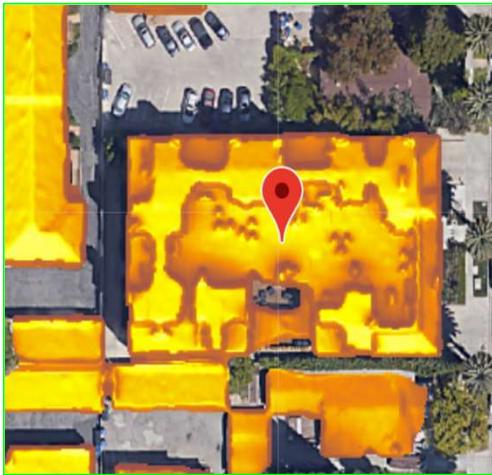
Brookfield
Properties

Business Proposal

The Rodney



Business Plan



Sustainable Energy

Install Solar Panels to Cut Down on Operating Costs and Encourage an Urban Green Lifestyle



EV Charging Stations

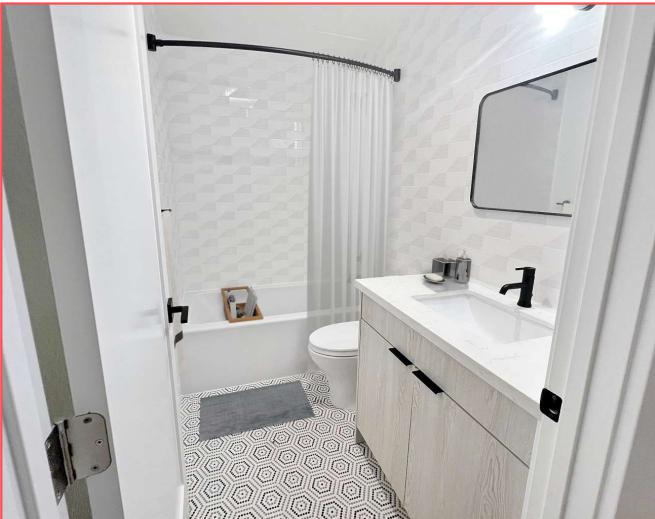
Install Future-Proof Charging Stations in Existing Parking Stalls to Meet Market Demand.



Renovations

Modern Lighting, Kitchen, and Bathroom Renovations

Property Post-Renovation



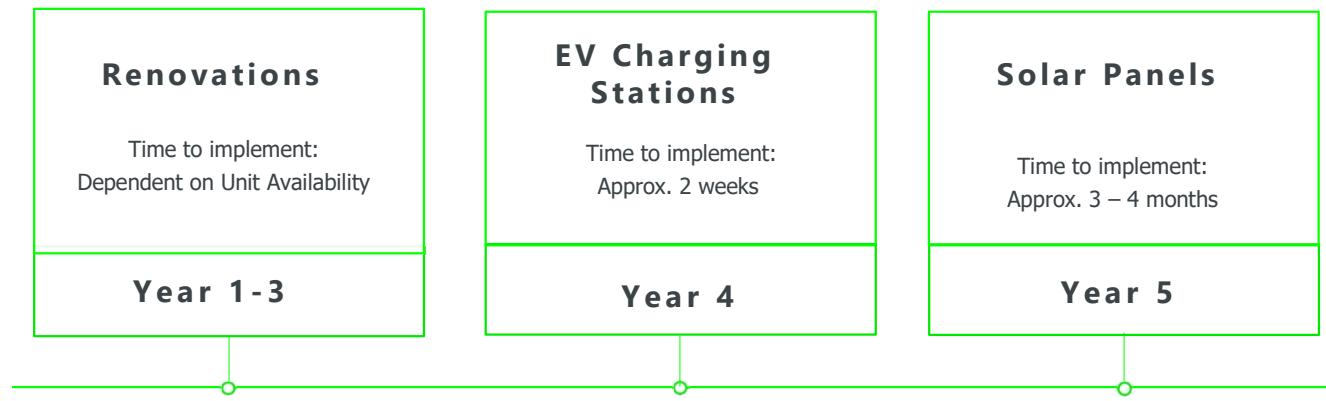
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Slide 18

mb0 May someone input a photo of the Rodney
mbaezmontanojr@gmail.com, 2022-07-29T02:01:30.743

ri1 add photos of the actual rodney renovated
ritow@ucsd.edu, 2022-08-01T05:11:20.997

Renovation Timeline



Cost Breakdown

Renovation Estimates

Description	Cost
Solar Panels	\$10,000 * 40 = \$400,000
EV Charging Stations	\$6,000 * 15 = \$90,000
Kitchen Renovations	\$2,970 * 42 = \$124,740
Bathroom Renovations	\$1,120 * 42 = \$47,040
Contract Costs for Kitchen & Bathroom Renovations	\$3,334* 42= \$140,028

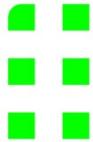
Renovation Benefits

Estimated Additional Income

Description	Extra Income/Year
Solar Panels	\$56,000 + CA Tax Advantages
EV Charging Stations	\$4,500

Financial Analysis

The Rodney



Financial Summary

Post-Renovation

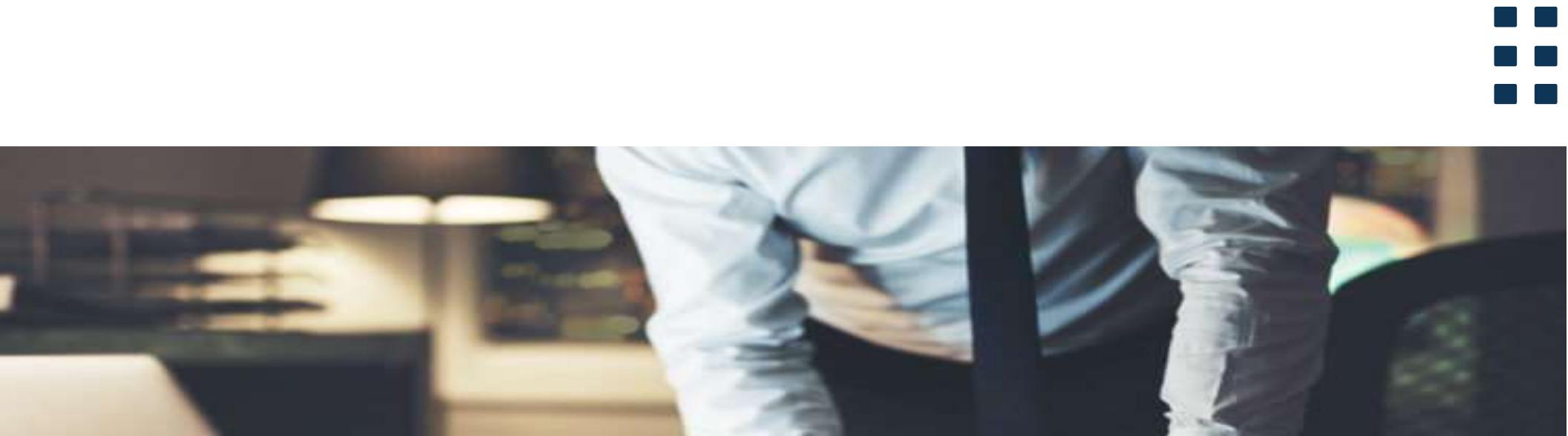
Gross Rent	\$2,900,299
Vacancy	(\$87,009)
Net Rent	\$2,807,260
Total Revenue	\$2,807,260
Operating Expenses	(\$593,892)
Net Operating Income	\$2,213,368



Brookfield
Properties

Valuation

The Rodney



Rent Comparisons

The Rodney

The Kenmore

The Tower

Dracena



Address	2127 Rodney Dr	1840 N Kenmore Ave	4455 Los Feliz Blvd	2035 Dracena Dr
Distance	0 mi	1.5 mi	1.6 mi	0.5 mi
Year Built/Year Renovated	1986/2022	1987/2017	1987/2020	1972/2020
Year Sold	—	2020	2018	2020
SF 1B	762 SF	665 SF	653 SF	905 SF
SF 2B	982 SF	950 SF	935 SF	1150 SF
\$/SF 1+1	\$2.72	\$3.95	\$3.43	\$3.21
\$/SF 2+2	\$2.07	\$3.35	\$3.46	\$3.04
Avg Rent 1+1	\$2,027	\$2,625	\$2,238	\$2,905
Avg Rent 2+2	\$2,521	\$3,180	\$3,325	\$3,495

Sales Comparisons



**The
Kenmore**

Price: \$15,500,000
Year: 1987
Units: 71
\$ / Unit: \$430,500
\$ / Sq Ft: \$429



**The
Tower**

Price: \$37,625,000
Year: 1987
Units: 72
\$ / Unit: \$522,569
\$ / Sq Ft: \$528



Dracena

Price: \$24,000,000
Year: 1972
Units: 60
\$ / Unit: \$400,000
\$ / Sq Ft: \$359

Loan Summary

Mortgage Loan	
Loan Term	30 years
Principal	\$16,513,356
Interest Rate	4.25%

Valuation Summary

Income Approach Value (Pre-Reno)

NOI / Market Cap Rate

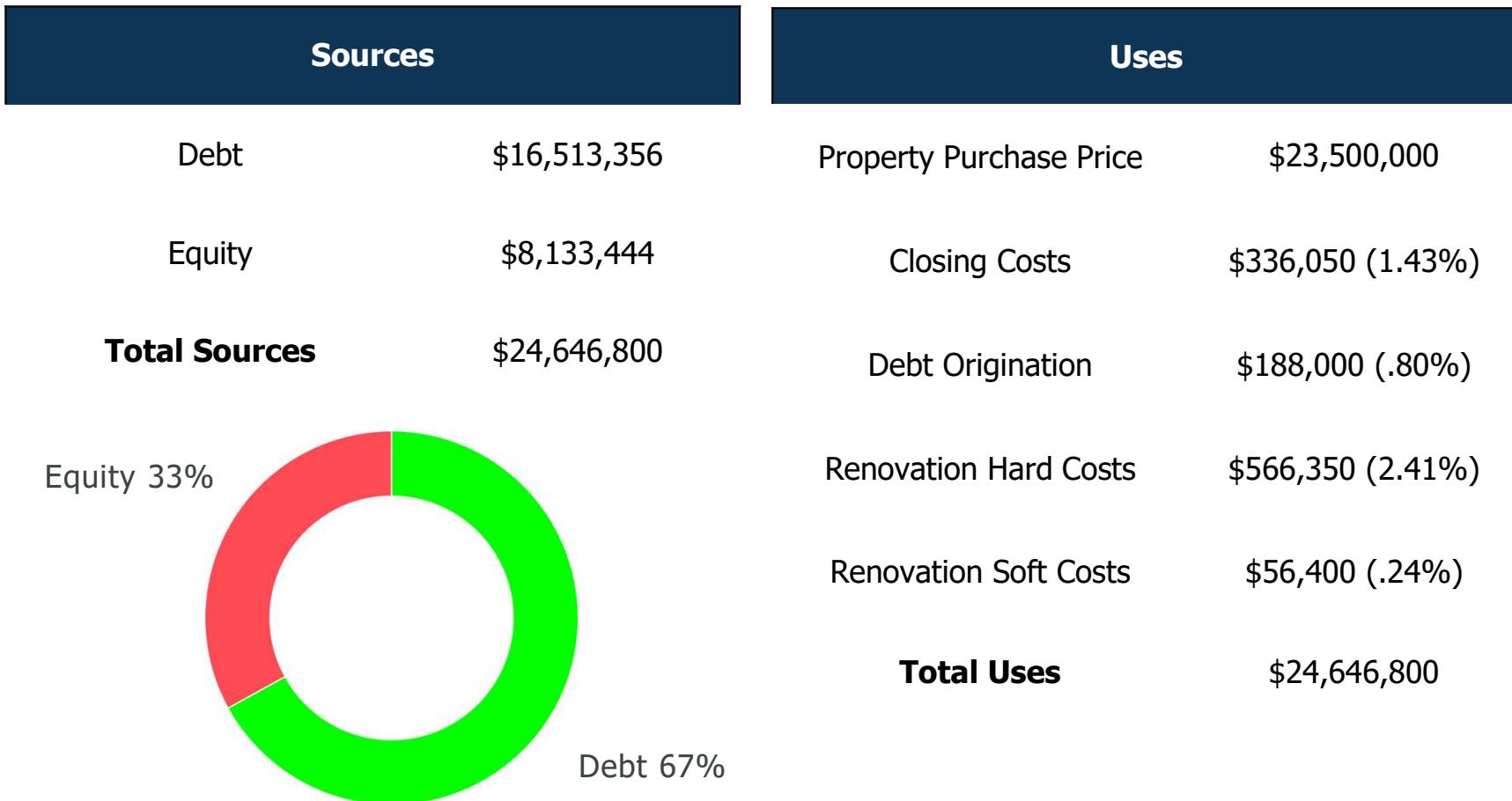
$$\$777,954 / 2.8\% = \mathbf{\$27,784,071}$$

Sales Comp Value

Average \$/SF * SF

$$\$512.22 * 45,879 = \mathbf{\$23,500,000}$$

Sources and Uses



Key Points

01 Central Location

17 miles from LAX and 6 miles from downtown LA.

02 Energy Friendly

Sustainable upgrades create cost savings and promote healthy energy consumption with a positive environmental impact.

03 Value Add Potential

Unit renovations to the building have upside potential on investment.

04 Lifestyle

Located in an area with ample offerings; food, entertainment, nightlife, stores, and public transportation are all within walking distance for prospective tenants.

05 Schools

The best public charter schools in the Los Angeles School District

06 Local Area

Historical and artistic infrastructures, urban charm mixed with nature, and a close-knit community.



Brookfield
Properties

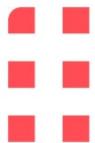
Thank You

Brookfield Properties
Los Angeles/Orange County

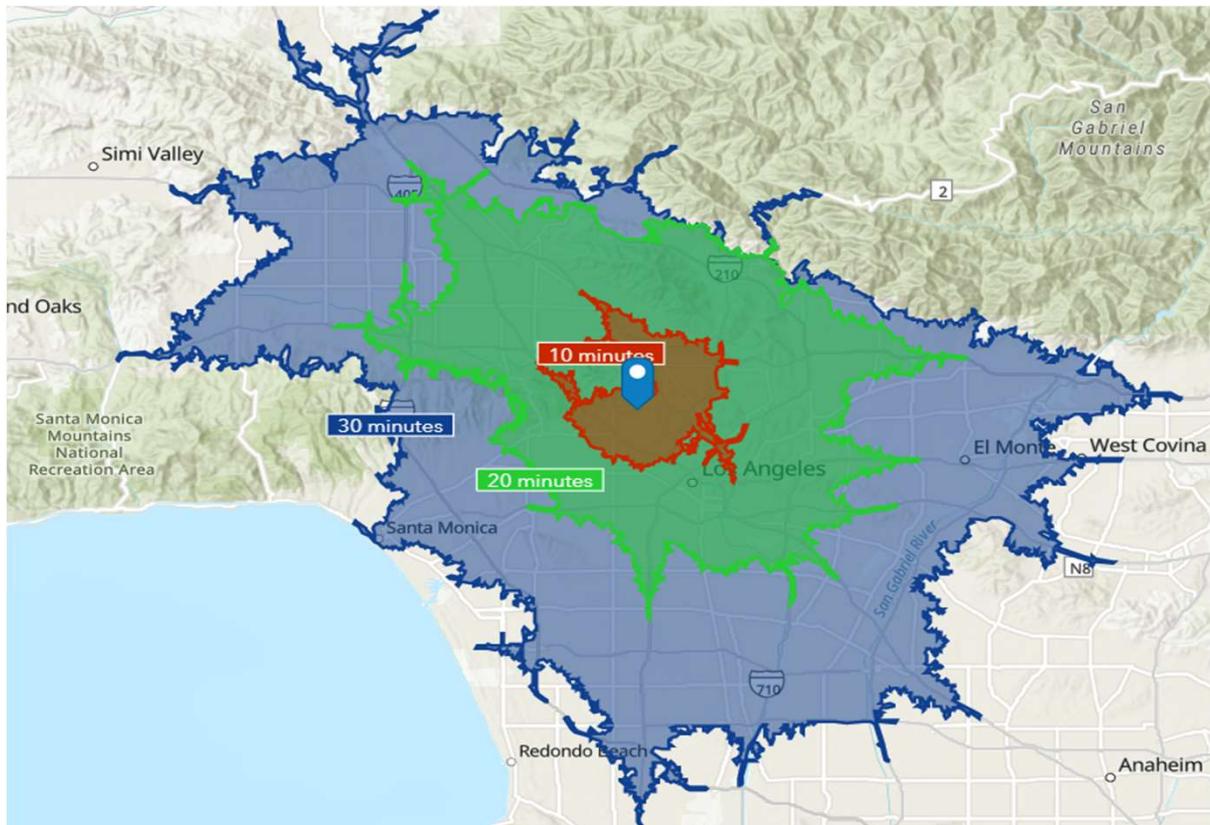


Appendix

The Rodney

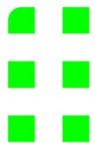


Saturday 8am drive



Risks & Mitigations

The Rodney



Risks and Mitigants

01

**Limited
Space for
Expansion**

02

Neighborhood Crime

03

**Natural
Disaster
Risk**

01

**Low Local
Competition**

02

**Gated
Security
and
Parking**

03

**Building
Protection**

Key Points

01 Central Location

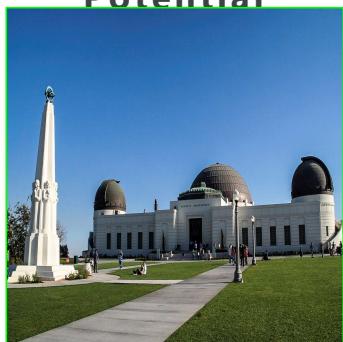
Located in an area with ample offerings; food, entertainment, stores, and public transportation are all within walking distance for prospective tenants.

02 Energy Sustainable Potential

Sustainable upgrades create cost savings and promote healthy energy consumption with a positive environmental impact.

03 Value Add Potential

Unit renovations to the building have upside potential on investment.



Valuation Summary

Income Approach Value

NOI / Market Cap Rate

$$\$2,213,368 / 5\% = \$44,267,360$$

Pro-Forma

Assumptions & Cash Flow

Cost Breakdown

Kitchen Renovations

Description	Cost
Countertops	\$200
Cabinets	\$270
Fridge	\$1,000
Stove	\$1,500
Total Cost for Kitchen Renovations = \$2,970	
Contract Cost	\$1,667

Bathroom Renovations

Description	Cost
Countertops	\$200
Cabinets	\$270
Toilet	\$150
Shower	\$500
Total Cost for Bathroom Renovations = \$1,120	
Contract Cost	\$1,667

Renovation Benefits

Solar Panels

Cost of Panels	\$400,000
Number of Panels	400
Yearly Saved	\$56,000 + CA Tax Credit (Up to 26%)

Reservation System

Charge Cost	\$30
Average Charge	Once every two to three days
Gross Profit	\$4,500 $(15*30=450*10=\$4,500)$