

Avalon PEG, LLC

The Hancock Park Project

ADDRESS: 304 S Rimpau Blvd
Los Angeles, CA 90020

PURCHASE PRICE: \$4,480,000.00

TYPE: Single Family Residence

SQUARE FT: 6,634 - **BED/BATH:** 5Bed 4.5 Bath

SITE: 19,863 - **BUILT:** 1924

PROJECT STRATEGY

Comprehensive full gut renovation of existing structure, modernizing all systems and finishes to achieve class-A comparable status in a high demand sub-market. Focus on open-concept layout and energy efficiency.

KEY FINANCIAL METRICS

ARV (After Repaired Value):

\$9,000,000

Total Acquisition Cost:

\$5,072,500

Estimated Renovation Budget:

\$500,000 - (\$1.4m)

Total Hard & Soft Costs:

\$7,120,000

**PROJECT ESTIMATED
PROFIT**

\$1,880,000



RECENT COMPARABLE SALES: (SOLD COMPS)

Property	Bed / Bath	Square Feet	Site	Year Blt	Distance	Sold Price	Date of Sale
545 S Rimpau Blvd, Hancock Park, 90020	6/4.5	6,675 sq ft	20,617	1925	Same Street	\$ 9,000,000	01/06/2026
172 S Mc Cadden Plac, Hancock Park, 90020	5 / 4.5	4,346 sq ft	10,914	1928	.25 Miles E	\$ 8,500,000	12/10/2025
455 S Lorraine Blvd, Hancock Park, 90020	6/8.5	9,329 sq ft	35,981	1913	.25 Miles E	\$12,000,000	04/23/2025
728 S Hudson Avenue, Hancock Park, 90020	6 / 4.5	6,703 sq ft	21,076	1924	.50 Miles S	\$8,000,000.0	02/09/2026

PROFORMA FINANCIALS:

ACQUISITION COSTS

Purchase Price \$ 4,200,000.00

Finance Costs \$ 821,250.00

Taxes & Insurance \$ 51,250.00

Total Acquisition Costs \$ 5,072,500.00

REHABILITATION COSTS

Materials \$ 327,500.00

Labor \$ 1,000,000.00

\$

Total Rehab \$ 1,327,500.00

MARKET VALUE:

\$9,000,000.00

Total Hard Cost \$ (5,072,500.00)

Rehab Costs \$ (1,327,500.00)

Re-Closing Costs \$ (720,000.00)

Total Project Costs \$(7,120,000.00)

Cost to Engage: Initial Fee \$250 - EMD Lease \$250 - Appraisal Fee if Req \$500 (TOTAL - \$1,000)

Estimated Net Profit \$ 1,880,000.00