



## WHAT YOU GET FROM US:

- 1 **YOU WILL KNOW WHERE WE STAND:**  
We will provide initial feedback and our interest level within 24 hours of submission.
- 2 **YOU KNOW WHERE YOU STAND:**  
We will confirm your agency the same business day of submission. (i.e. has this been sent to us previously, and by who)
- 3 **YOU WILL BE PROTECTED:**  
Procuring brokers will always be protected, whether you represent the seller or not.
- 4 **WE WILL SUCCEED TOGETHER:**  
Deals sold to us that are resold will be returned to the procuring broker when we are ready to sell.

## WHAT WE NEED FROM YOU:

Deal Size	\$10-\$35 Million
Unit Count	40 Units+
Property Types	Rent Control, Non-Rent Control, Existing Properties with Excess Land
Geography Target	See Map
Loss to Lease	Average of \$400/Unit/Mo+
Holding Period	1-5 Years

# WE BUY APARTMENTS

**ERIKA CLARK**

ASSET MANAGEMENT ASSOCIATE

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**323.515.8393**



**DEBT CONSTANT CHART**

INTEREST RATE	AMORTIZATION IN YEARS		
	20	25	30
3.00%	6.66%	5.69%	5.06%
3.13%	6.73%	5.77%	5.14%
3.25%	6.81%	5.85%	5.22%
3.38%	6.88%	5.93%	5.31%
3.50%	6.96%	6.01%	5.39%
3.63%	7.04%	6.09%	5.47%
3.75%	7.12%	6.17%	5.56%
3.88%	7.19%	6.25%	5.64%
4.00%	7.27%	6.33%	5.73%
4.13%	7.35%	6.42%	5.82%
4.25%	7.43%	6.50%	5.90%
4.38%	7.51%	6.59%	5.99%
4.50%	7.59%	6.67%	6.08%
4.63%	7.67%	6.76%	6.17%
4.75%	7.76%	6.84%	6.26%
4.88%	7.84%	6.93%	6.35%
5.00%	7.92%	7.02%	6.44%
5.13%	8.00%	7.10%	6.53%
5.25%	8.09%	7.19%	6.63%
5.38%	8.17%	7.28%	6.72%
5.50%	8.26%	7.37%	6.81%
5.63%	8.34%	7.46%	6.91%
5.75%	8.43%	7.55%	7.00%
5.88%	8.51%	7.64%	7.10%
6.00%	8.60%	7.73%	7.20%
6.13%	8.68%	7.82%	7.29%
6.25%	8.77%	7.92%	7.39%
6.38%	8.86%	8.01%	7.49%
6.50%	8.95%	8.10%	7.59%
6.63%	9.04%	8.20%	7.68%
6.75%	9.12%	8.29%	7.78%
6.88%	9.21%	8.39%	7.88%