

# WHAT WE BUY

**MATTHEW DOBSON**

PRINCIPAL

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MULTIFAMILY

## MULTIFAMILY BUILDINGS

<b>Deal Size</b>	\$2-\$25 Million
<b>Unit Count</b>	15 Units+
<b>Property Types</b>	Rent Control, Non-Rent Control, Existing Properties with Excess Land
<b>Geography Target</b>	Southern and Northern California
<b>Loss to Lease</b>	Average of \$300/Unit/Mo+
<b>Holding Period</b>	1-5 Years

# WE REGIFT THE UPLIFT

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## DEBT CONSTANT TABLE

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