

ZINC

ZINC COMMUNITY - INVESTMENT SUMMARY

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3273 Tilden Ave, Los Angeles, CA 90034

Investment analysis of the subject property, incorporating valuation support, rental positioning, and core underwriting metrics.

INVESTMENT SUMMARY

CRM

01

Deal Summary

ACQUISITION BASIS AND PROJECT COST OVERVIEW



ACQUISITION OVERVIEW

DEAL SUMMARY

An investor-focused overview of the deal, including acquisition cost, projected ARV, rental potential, and core underwriting assumptions.

MODELED ASSUMPTIONS: 20% DOWN • 7.50% FIXED RATE • \$0 RENOVATION • 0.35% ANNUAL INSURANCE

CASH TO CLOSE

\$277,231

Down payment + buy closing + rehab

NET PROFIT

\$1,145,545

Base case at modeled ARV

PURCHASE PRICE

\$263,331

Current deal basis

ARV

\$1,529,867

Range: \$1,190,000 to \$1,850,000

ROI

413.2%

Base case flip ROI

MONTHLY RENT

\$5,150

Modeled market rent

COST BREAKDOWN	AMOUNT	BASIS
Purchase price	\$263,331	Actual subject price
Renovation budget	\$0	Modeled renovation
Buying closing costs	\$7,900	3.0% of purchase
Holding costs (6 mo)	\$6,000	Modeled carry
Selling costs	\$107,091	7.0% of base-case ARV
Total project cost	\$384,322	All-in flip basis
Total project cost	\$384,322	All-in flip basis

QUICK READ

70% RULE MAX OFFER **\$1,064,907**

OFFER GAP **Within max offer**

RENT TO PRICE RATIO **2.0%**

SALES COMP SUPPORT **5 nearby sales**

RENTAL SUPPORT **5 rent observations**

GENERAL READ **Conservative criteria met**



MARKET POSITIONING

MARKET INSIGHTS

This section evaluates market support for the deal using nearby sales, rental evidence, and rule-based screening to frame overall investment positioning.

GOOD DEAL

Investment Strategy Recommendation

While the property is supported by 5 nearby resale comps and 19 rental observations, the purchase price meets the 70% rule at the current modeled rehab budget of \$0. This deal clears conservative fix-and-flip screening on a rule-based basis.

RULE-BASED SCREENING

70% RULE COMPLIANCE

Yes

PURCHASE VS MAX

Within max offer

RENT-TO-PRICE RATIO

1.96%

MAX RECOMMENDED OFFER

\$1,064,907

BASE-CASE EXIT PROFIT

\$1,145,545

RENT POTENTIAL

\$5,150 / month

SALES MARKET STRENGTH

DATA POINTS

5 closed sale comparables

PRICE VARIANCE

\$660,000 spread from \$1.19M to \$1.85M

MARKET POSITION

Subject pricing is broadly in line with modeled value and about 83% below comp median \$/SF.

RENTAL MARKET STRENGTH

DATA POINTS

19 rental observations, 5 featured comps

RENT VARIANCE

\$3,250 spread from \$3,650 to \$6,900 / month

RENT POTENTIAL

Modeled monthly rent of \$5,150 is market rate versus observed comps.

Financial Projections

FINANCING ASSUMPTIONS AND OPERATING PERFORMANCE



HOLD PERFORMANCE

FINANCIAL PROJECTIONS

Projected hold performance based on the modeled financing structure, including cash flow, cap rate, cash-on-cash return, and operating expense load. Under the current modeled financing, the property underwrites as a positive-cash-flow rental.

MONTHLY CASH FLOW \$1,779 <small>After mortgage and operating load</small>	CAP RATE 14.82% <small>NOI / purchase price</small>	CASH ON CASH 40.5% <small>Pre-tax annual cash flow / down payment</small>
DOWN PAYMENT \$52,666 <small>20% of purchase</small>	MONTHLY MORTGAGE \$1,473 <small>30-year amortization</small>	ANNUAL NOI \$39,020 <small>Before debt service</small>

EXPENSE	MONTHLY	METHOD
Mortgage (P & I)	\$1,473	7.50%, 30-year fixed, 80% LTV
Property Tax	\$1,307	Using latest known annual tax
Insurance	\$77	0.35% annual assumption
Maintenance (5%)	\$258	5% of monthly rent
Vacancy (5%)	\$258	5% of monthly rent
Total monthly load	\$3,371	Before utilities or management

INCOME VIEW	
GROSS SCHEDULED RENT	\$5,150 / mo
ANNUAL GROSS RENT	\$61,800
ANNUAL OPERATING EXPENSE	\$22,780
ANNUAL NOI	\$39,020
ANNUAL DEBT SERVICE	\$17,676
ANNUAL PRE-TAX CASH FLOW	\$21,344

Because the subject price is near owner-occupant territory while rent remains constrained, leveraged hold performance may require a lower basis or a different capital stack to normalize cash flow.

Comparable Sales

CLOSED-SALE COMPARABLES AND VALUE SUPPORT



SALES EVIDENCE

COMPARABLE SALES

Nearby closed sales used to benchmark value, compare price per square foot, and assess how the subject is positioned relative to the surrounding market.



COMPARABLE SALE

3265 Military Ave

\$1,660,000 \$1,214 / SF

Built 1941 Sold 10/17/2025
 Score 83% Parking 1-car
 3 bd / 2 ba 0.04 mi

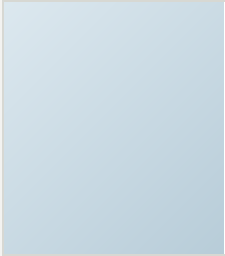


COMPARABLE SALE

3166 S Bentley Ave

\$1,451,000 \$1,066 / SF

Built 1951 Sold 09/08/2025
 Score 79% Parking N/A
 3 bd / 2 ba 0.18 mi

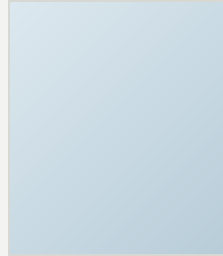


COMPARABLE SALE

3237 Military Ave

\$1,190,000 \$796 / SF

Built 1949 Sold 10/14/2025
 Score 79% Parking N/A
 3 bd / 2 ba 0.09 mi



COMPARABLE SALE

3569 Greenfield Ave

\$1,300,000 \$1,236 / SF

Built 1939 Sold 02/02/2026
 Score 82% Parking N/A
 3 bd / 2 ba 0.43 mi

ADDRESS	PRICE	\$/SF	YEAR BUILT	SOLD	SCORE	PARK	DIST
3265 Military Ave, Los Angeles, CA 90034	\$1,660,000	\$1,214	1941	10/17/2025	83%	1-car	0.04 mi
3166 S Bentley Ave, Los Angeles, CA 90034	\$1,451,000	\$1,066	1951	09/08/2025	79%	N/A	0.18 mi
3237 Military Ave, Los Angeles, CA 90034	\$1,190,000	\$796	1949	10/14/2025	79%	N/A	0.09 mi
3569 Greenfield Ave, Los Angeles, CA 90034	\$1,300,000	\$1,236	1939	02/02/2026	82%	N/A	0.43 mi
10845 Queensland St, Los Angeles, CA 90034	\$1,850,000	\$1,212	1940	06/16/2025	82%	N/A	0.34 mi

Rental Comparables

RENTAL COMPARABLES AND INCOME SUPPORT



RENTAL EVIDENCE

RENTAL COMPARABLES

Nearby rental listings used to support market rent, compare lease pricing, and evaluate the subject's income potential within the local rental market.

RENTAL POSITIONING

\$5,150 /month

Modeled rent sits within observed range.

OBSERVED RANGE

\$3,650 - \$6,900

MEDIAN RENT / SF

\$3.32

COMPARABLE COUNT

5

AVG DISTANCE

0.46 mi

RENTAL MARKET SNAPSHOT



ADDRESS	RENT	\$/SF	BD/BA	SF	LISTED	DIST
3200 S Sepulveda Blvd, Los Angeles, CA 90034	\$4,800	\$3.31	3/2	1,449	09/04/2025	0.25 mi
3237 Midvale Ave, Los Angeles, CA 90034	\$5,000	\$3.26	3/2	1,534	12/23/2025	0.32 mi
3500 Tuller Ave, Los Angeles, CA 90034	\$6,900	\$4.63	3/2	1,490	01/20/2026	0.36 mi
3728 Military Ave, Los Angeles, CA 90034	\$5,400	\$3.83	3/2	1,410	10/04/2025	0.67 mi
3740 Veteran Ave, Los Angeles, CA 90034 #2	\$3,650	\$3.32	3/2	1,100	10/07/2025	0.71 mi



FEATURED RENTAL

3200 S Sepulveda Blvd

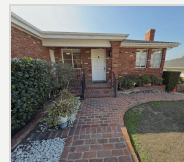
\$4,800 \$3.31 / SF

3 bd / 2 ba

Listed 09/04/2025

1,449 SF

0.25 mi



FEATURED RENTAL

3237 Midvale Ave

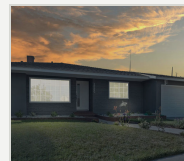
\$5,000 \$3.26 / SF

3 bd / 2 ba

Listed 12/23/2025

1,534 SF

0.32 mi



FEATURED RENTAL

3500 Tuller Ave

\$6,900 \$4.63 / SF

3 bd / 2 ba

Listed 01/20/2026

1,490 SF

0.36 mi

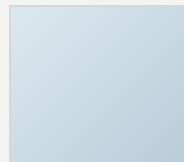
RENTAL TAKEAWAY

MODELED RENT **\$5,150**

CLOSEST COMP **0.25 mi**

OBSERVED RANGE **\$3,650 to \$6,900**

CONCLUSION **Modeled rent sits within observed range.**



FEATURED RENTAL

3728 Military Ave

\$5,400 \$3.83 / SF

3 bd / 2 ba

Listed 10/04/2025

1,410 SF

0.67 mi

Report Disclaimer

ASSUMPTIONS, LIMITATIONS, AND DISCLOSURES



REPORT LIMITATIONS

DISCLAIMER

This report is an analytical underwriting summary based on the available property dataset and modeled assumptions. It should not be relied upon as an appraisal, lending decision, legal opinion, tax opinion, or construction estimate.

IMPORTANT NOTES

MODELED ASSUMPTIONS

Renovation budget, insurance, financing terms, and hold assumptions are modeled inputs for design purposes and should be replaced with deal-specific figures.

COMPARABLE DATA

Comparable sales and rentals are indicative only and should be independently verified for condition, concessions, utility setup, parking, occupancy, and legal unit status.

INVESTMENT OUTCOMES

Profit, ROI, cash flow, cap rate, and cash-on-cash returns are sensitive to leverage, taxes, rehab scope, timing, and exit price. Small assumption changes can materially affect results.

USE LIMITATIONS

NOT FOR LENDING

No lender should rely on this without independent underwriting.

NOT CONSTRUCTION PRICING

Rehab figures are placeholders until a contractor scope and bid are complete.

NOT A GUARANTEE

Future sale price, rent, occupancy, and operating costs are not guaranteed.

RECOMMENDED NEXT STEP

Review this analysis alongside verified property, financing, insurance, and market data before using it for an investment decision.