

5365 Crenshaw Blvd.

Los Angeles, CA



48 units
42 unrestricted
6 affordable @
 50% AMI
2,000 Sq.Ft.
 ground floor
 retail
26 parking
 spaces

Investment Requirement & Projected Returns

Seeking **\$7M+/-** in capital investment (60% LTC)

Minimum investment: **\$150,000**

8.0% preferred return on capital

80% 20% split over 8% levered IRR

65% 35% split over 14% levered IRR

50% 50% split over 18% levered IRR

Project Returns	ROI	EMx	IRR
Unlevered	135.7%	2.36X	12.13%
Levered	213.9%	3.14X	20.02%
Development Returns	Untrended	Trended	Sale
Yield on Cost	5.6%	6.2%	8.41%

Sources	%	/Unit	Amount
Construction Loan	60%	293,968	14,110,459
Mezzanine Loan	0%	-	-
Limited Partner	30.25	148,123	7,109,921
5375 Crenshaw LLC	9.8%	47,855	2,297,430
Total Sources	100%	489,946	23,517,430

Uses	%	/BuildableSF	/Unit	Amount
Land Costs	13%	65.58	67,706	3,057,875
Hard Costs	64%	322.69	313,445	15,045,350
Soft Costs	17.3	87.10	84,603	4,060,926
Carry Costs	5.8%	29.02	28,193	1,353,379
Total Uses	100%	504.39	489,946	23,517,430



BUILDING WITH PURPOSE
WWW.PRAXISDEVGROUP.COM



5365 Crenshaw:
 Black Owned
 Woman Owned
 Locally Owned

Park Mesa Heights/View Park Neighborhood

Rent Comparisons

Beds	Average Size	Typical	Premium	5365 Crenshaw	5365 Crenshaw
<u>Studio</u>	396 Sq Ft	\$1,904	\$2,905	547 Sq Ft	\$2,284
<u>1 Bed</u>	720 Sq Ft	\$1,926	\$2,950	745 Sq Ft	\$2,944
<u>2 Beds</u>	1213 Sq Ft	\$2,945	\$5,500	1125 Sq Ft	\$4,331
<u>3 Beds</u>	2058 Sq Ft	\$4,268	\$7,000	1451 Sq Ft	\$5,296

A Look Around the Neighborhood

1.5 miles from 5365



3 miles from 5365



1.5 miles from 5365



0.9 miles from 5365
list price \$2.2M



0.7 miles from 5365
list price \$1.85M



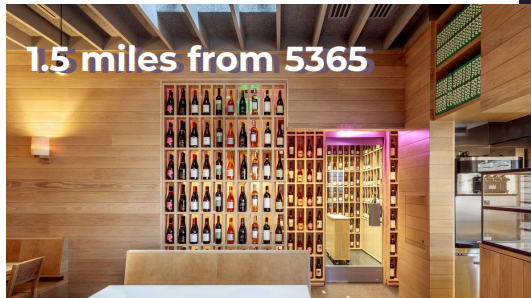
4 miles from 5365



1.5 miles from 5365



1.5 miles from 5365



Emerging Retail

Adjacent to Strong Single-Family Neighborhood

Close to SoFi, USC, Leimert Park, West Adams and more

Meet Our Experienced Team

Kacy Keys

25+ years experience; has developed more than \$1B in real estate.

Charles Wise

10+ years experience; construction management expertise.

Jamial Clark

Landowner; real estate agent.

Bridgette Reed

Landowner; property mgt. experience.