



Oaktree Capital Series, LLC

1919 Fremont Street Property Details

Lot Size: 19,500 sqft. Approximately

Building Size: 9,000 sqft. Approximately (Buyer to verify); Units range from 450 – 750 sqft.

Unit Breakdown and Monthly Rent:

Unit Type	Number of Units	Monthly Rent
Small Studio	2	\$550.00 - \$600.00
Studio	6	\$650.00
Large Studio	4	\$675.00
Executive Studio	1	\$700.00
One-Bedroom	6	\$750.00 - \$775.00
Two-Bedroom	1	\$1,000.00
Laundry Revenue		\$280.00
TOTAL:	20	\$14,375.00

Unit Number	Unit Type	Rent
101	Two Bedroom	\$1,000.00
102	Small Studio	\$550.00
103	Small Studio	\$600.00
104	Studio	\$650.00
105	Studio	\$650.00
106	One Bedroom	\$750.00
107	One Bedroom	\$775.00
108	One Bedroom	\$775.00
109	Studio	\$650.00
110	Studio	\$660.00
111	Studio	\$660.00
112	Large Studio	\$675.00
113	Large Studio	\$675.00
114	Large Studio	\$675.00
115	Large Studio	\$675.00
116	Large Studio	\$675.00
117	Executive Studio	\$700.00
206	One Bedroom	\$775.00
207	One Bedroom	\$750.00
208	One Bedroom	\$775.00
	Laundry Room	\$280.00
TOTAL:		\$14,375.00



Oaktree Capital Series, LLC

Expenses for Fiscal Year August 2014 – July 2015 (One-Calendar Year):

Annual Expenses	Amount
Insurance	\$3,510.00
Sewer	\$3,823.44
Outside Services	\$2,136.12
Trash and Waste	\$1,874.72
Internet	\$2,040.00
Utilities (Electric and Cable)	\$20,090.61
Miscellaneous	\$210.00
Legal and Prof. Fees	\$696.13
Taxes	\$2,694.77
TOTAL:	\$37,075.79

Net Operating Income (Annual 2014): \$116,447.96

Net Operating Income (Pro Forma): \$135,749.21

Occupancy: 95%

Asking Price: \$1,500,000

Cap. Rate: 7.8% (Actual); 9% (Pro Forma)

Details: The Palm Piazza was recently completely renovated by the Los Angeles based construction company E-Tech Construction. The property features brand new roofing, electric, plumbing, windows, and tile floors. Each unit comes fully furnished with luxurious furniture, top of the line appliances (including stoves, sinks, microwaves, refrigerators, and A/C units), and flat screen TVs. In order to maintain a high caliber of tenants, management has ensured through the use of background checks that all tenants come with zero evictions and no past criminal record; putting investors at ease that the property does not come with troubled tenants. Room sizes range from approximately 300 to 750 square feet. Tenants are expected to pay only their monthly rent and a \$500 deposit at move in; utilities, Wi-Fi, and DirecTV are included with the room. The property is fully gated and features on-site parking and laundry as well.

The property is located within blocks of "Downtown Project", which has seen the revitalization of downtown Las Vegas. With the remodeling and urbanization of the area, the property is positioned for high appreciation while currently experiencing steady cash flow from problem-free tenants. With the shift in the downtown Las Vegas scene, buyers will begin to see an influx of wealthier tenants who are attracted to the job opportunities created by Downtown Project's growing portfolio of new businesses.

Buyers can also rest assured knowing that renovations to the property were completed by E-Tech Construction & Development, Inc., a Los Angeles based construction company with over 30 years of experience. E-Tech has worked closely with the property's current owner in the renovation and development of over 50 properties in Las Vegas and Los Angeles, and has a proven track record of reliable and quality work.

Management: Owner will manage and lease property at a 3% fee.



Oaktree Capital Series, LLC

Front of Property from Fremont Street



Central Area





Oaktree Capital Series, LLC

Studio Unit Set-Up and Furniture



Appliances in Regular Studios





Oaktree Capital Series, LLC

Modern Bathroom Design





Oaktree Capital Series, LLC



Premium Stone Design





Oaktree Capital Series, LLC

Tropical Landscaping



Back Two Story Building Comprised of Six 1-Bedroom Units





Oaktree Capital Series, LLC

One-Bedroom Kitchen Set Up

