

742 S. Westlake Ave.

LOS ANGELES, CA



PRICE:

\$15,500,000

INVESTMENT HIGHLIGHTS:

- **2019 Construction**
- **Not Subject to Rent Control**
- **16.23 GRM & 3.87% Cap Rate**
- **Unit Mix: 10-Single | 9-1+1 | 14-2+1.5 | 4-3+2.5**
- **Los Angeles Location**
- **On-Site Parking / Walk to Red Line & Transit**
- **On-Site Laundry on Each Floor**
- **Units Metered for Gas, Water, & Electric**

apla GROUP

KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

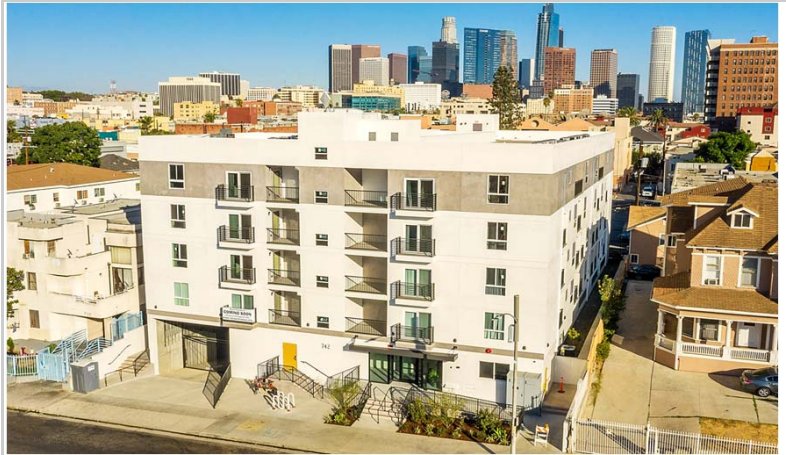
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

37 UNITS ON WESTLAKE AVE.

INVESTMENT SUMMARY		
Price:		\$15,500,000
Down Payment:	49%	\$7,595,000
Units:		37
Cost per Unit:		\$418,919
Current GRM:		16.23
Current CAP:		3.87%
Market GRM:		16.23
Market CAP:		3.87%
Age:		2019
Lot SF:		14,984
Building SF:		29,600
Price per SF:		\$523.65
Zoning:		LAR4



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PROPOSED FINANCING		
First Loan Amount:		\$7,905,000
Terms:	3.95%	30 Years (7-Year Fix)
Monthly Payment:		\$37,512

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$955,200		\$955,200	
Less Vacancy Rate Reserve:	28,656	3.0%	28,656	3.0%
Gross Operating Income:	926,544		926,544	
Less Expenses:	326,428	34.2%	326,428	34.2%
Net Operating Income:	\$600,116		\$600,116	
Less Loan Payments:	450,146	1.33	450,146	
Pre-Tax Cash Flow:	\$149,970	2.0%	\$149,970	2.0%
Plus Principal Reduction:	140,414		140,414	
Total Return Before Taxes:	\$290,384	3.8%	\$290,384	3.8%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
10	Single	\$1,650	\$16,500	\$1,650	\$16,500
9	1+1	\$1,900	\$17,100	\$1,900	\$17,100
14	2+1.5	\$2,400	\$33,600	\$2,400	\$33,600
4	3+2.5	\$2,850	\$11,400	\$2,850	\$11,400
Total Scheduled Rent:			\$78,600	\$78,600	
Laundry:			\$1,000	\$1,000	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$79,600	\$79,600	
Annual Scheduled Gross Income:			\$955,200	\$955,200	

ESTIMATED EXPENSES	
Taxes: (new)	\$193,750
Insurance:	\$8,880
Utilities:	\$36,540
Maintenance:	\$27,796
Rubbish:	\$6,660
Reserves:	\$7,400
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	\$37,062
On-Site Mgmt:	\$7,200
Total Expenses:	\$326,428
Per SF:	\$11.03
Per Unit:	\$8,822

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 VP OF INVESTMENTS & VP OF INVESTMENTS
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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Single	\$1,650	\$1,650
2	Single	\$1,650	\$1,650
3	Single	\$1,650	\$1,650
4	Single	\$1,650	\$1,650
5	Single	\$1,650	\$1,650
6	Single	\$1,650	\$1,650
7	Single	\$1,650	\$1,650
8	Single	\$1,650	\$1,650
9	Single	\$1,650	\$1,650
10	Single	\$1,650	\$1,650
11	1+1	\$1,900	\$1,900
12	1+1	\$1,900	\$1,900
13	1+1	\$1,900	\$1,900
14	1+1	\$1,900	\$1,900
15	1+1	\$1,900	\$1,900
16	1+1	\$1,900	\$1,900
17	1+1	\$1,900	\$1,900
18	1+1	\$1,900	\$1,900
19	1+1	\$1,900	\$1,900
20	2+1.5	\$2,400	\$2,400
21	2+1.5	\$2,400	\$2,400
22	2+1.5	\$2,400	\$2,400
23	2+1.5	\$2,400	\$2,400
24	2+1.5	\$2,400	\$2,400
25	2+1.5	\$2,400	\$2,400
26	2+1.5	\$2,400	\$2,400
27	2+1.5	\$2,400	\$2,400
28	2+1.5	\$2,400	\$2,400
29	2+1.5	\$2,400	\$2,400
30	2+1.5	\$2,400	\$2,400
31	2+1.5	\$2,400	\$2,400
32	2+1.5	\$2,400	\$2,400
33	2+1.5	\$2,400	\$2,400
34	3+2.5	\$2,850	\$2,850
35	3+2.5	\$2,850	\$2,850
36	3+2.5	\$2,850	\$2,850
37	3+2.5	\$2,850	\$2,850
TOTAL:		\$78,600	\$78,600

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AERIAL VIEW



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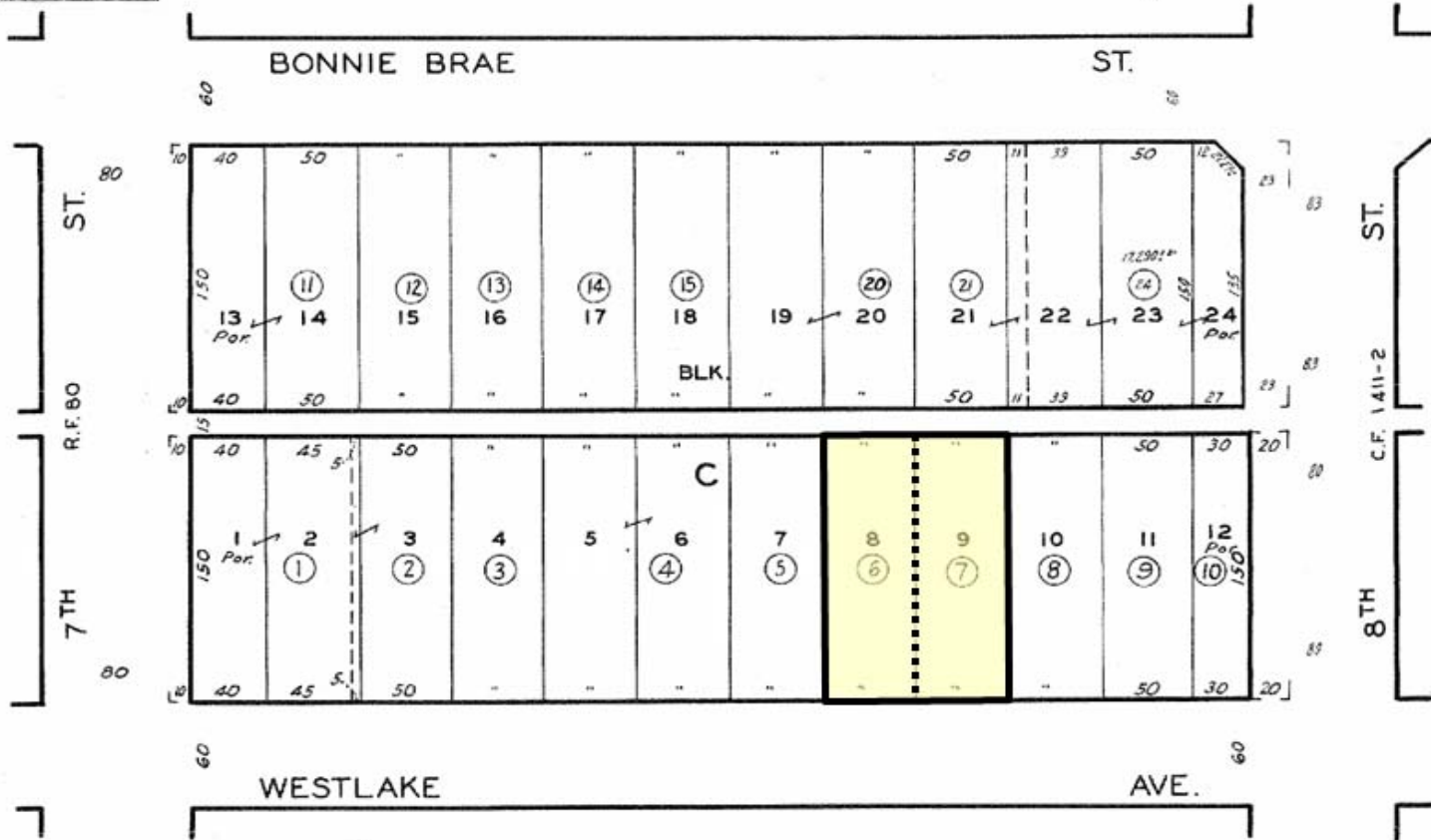
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PARCEL MAP

5142 | 3
SCALE 1" = 80'

2000

12-21-59
680315
890,500 ± 21,900 ±
890,500 ± 20,000 ±
3/2/13



CODE
12 706



BONNIE BRAE TRACT

M. R. 9-85

FOR PREV. ASSMT. SEE: 1683-3

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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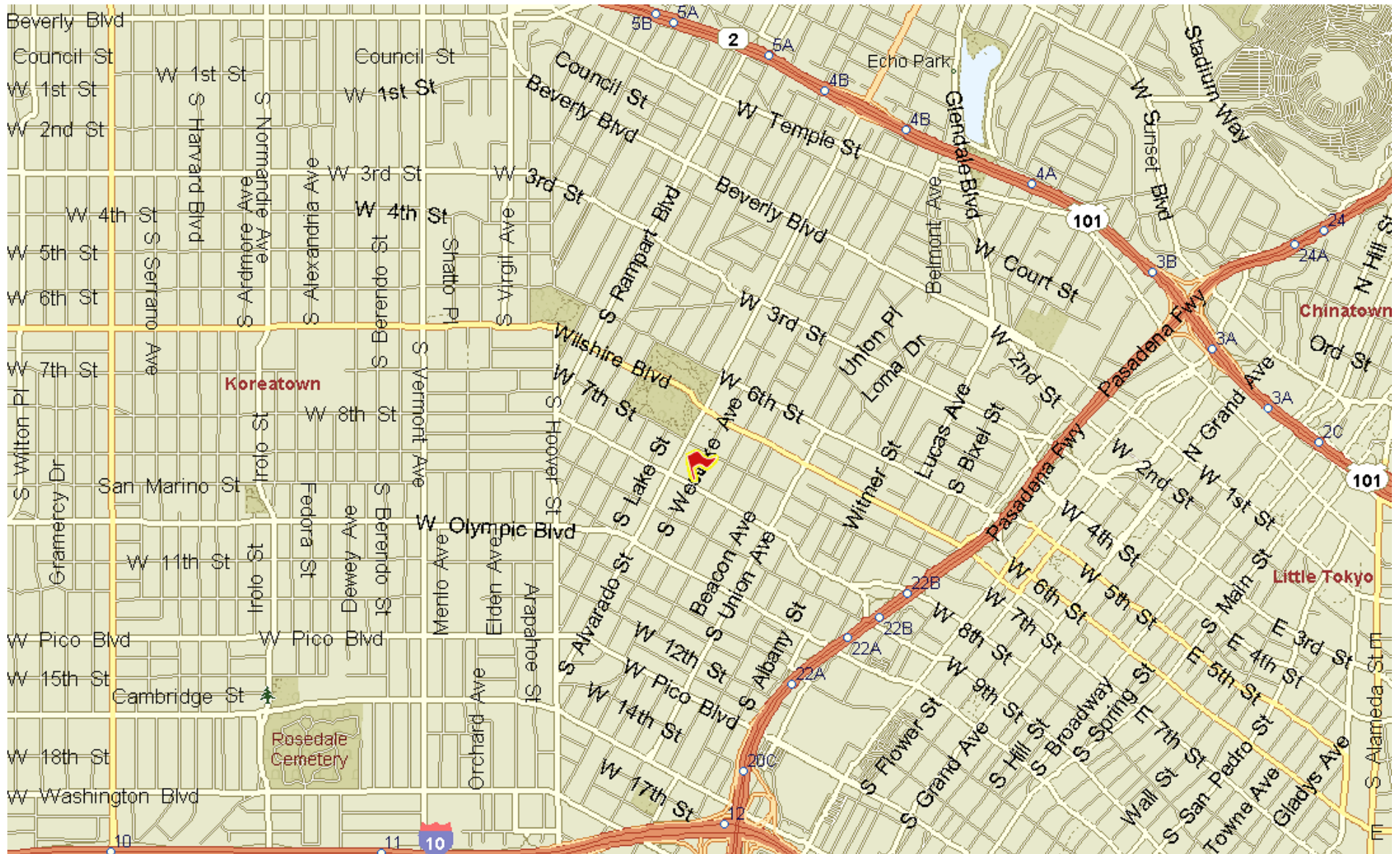
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STREET MAP



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