

# 3915 Stevely Ave

LOS ANGELES, CA



## PRICE:

**\$2,450,000**

## INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- Lack of Inventory on Market
- 14.04 GRM & 4.33% Cap Rate
- Unit Mix: 10-1+1 | 2-2+1
- High Demand Rental Location
- Secure Entry & On-Site Parking
- On-Site Laundry
- Individually Metered for Gas & Electric

**apla** GROUP

### KW COMMERCIAL

12001 VENTURA PLACE  
SUITE #404  
STUDIO CITY, CA 91604

### PRESENTED BY:

**MICHAEL PESCI**  
VP OF INVESTMENTS  
BRE # 01274379  
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**JAMES ANTONUCCI**  
VP OF INVESTMENTS  
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# 12 UNITS ON STEVELY AVE

INVESTMENT SUMMARY		
<b>Price:</b>		<b>\$2,450,000</b>
Down Payment:	40%	\$980,000
<b>Units:</b>		<b>12</b>
Cost per Unit:		\$204,167
<b>Current GRM:</b>		<b>14.04</b>
<b>Current CAP:</b>		<b>4.33%</b>
Market GRM:		10.61
Market CAP:		6.43%
Age:		1959
Lot SF:		8,235
Building SF:		8,816
Price per SF:		\$277.90
Zoning:		R3



PROPOSED FINANCING		
First Loan Amount:		\$1,470,000
Terms:	4.25% 30 Years (5-Year Fix)	
Monthly Payment:		\$7,232

Great Los Angeles Location  
 Unit Mix: 10-1+1 | 2-2+1  
 High Demand Rental Location  
 14.04 GRM & 4.33% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
<b>Scheduled Gross Income:</b>	<b>\$174,502</b>		<b>\$230,976</b>	
Less Vacancy Rate Reserve:	5,235	3.0%	6,929	3.0%
Gross Operating Income:	169,267		224,047	
Less Expenses:	63,270	36.3%	66,557	28.8%
<b>Net Operating Income:</b>	<b>\$105,997</b>		<b>\$157,490</b>	
Less Loan Payments:	86,778	1.22	86,778	
<b>Pre-Tax Cash Flow:</b>	<b>\$19,219</b>	<b>2.0%</b>	<b>\$70,712</b>	<b>7.2%</b>
Plus Principal Reduction:	24,780		24,780	
<b>Total Return Before Taxes:</b>	<b>\$43,999</b>	<b>4.5%</b>	<b>\$95,492</b>	<b>9.7%</b>

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
10	1+1	\$1,119	\$11,189	\$1,525	\$15,250
2	2+1	\$1,527	\$3,053	\$1,849	\$3,698
<b>Total Scheduled Rent:</b>			<b>\$14,242</b>	<b>\$18,948</b>	
Laundry:			\$300	\$300	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$14,542	\$19,248	
<b>Annual Scheduled Gross Income:</b>			<b>\$174,502</b>	<b>\$230,976</b>	

ESTIMATED EXPENSES	
Taxes: (new)	\$30,380
Insurance:	\$3,086
Utilities:	\$10,680
Maintenance:	\$7,194
Rubbish:	\$1,800
Reserves:	\$2,400
Landscaping:	\$420
Pest Control:	\$540
Off-Site Mgmt:	\$6,771
<b>Total Expenses:</b>	<b>\$63,270</b>
Per SF:	\$7.18
Per Unit:	\$5,273

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### RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	\$1,849	\$1,849
2	1+1	\$904	\$1,525
3	1+1	\$1,379	\$1,525
4	1+1	\$810	\$1,525
5	1+1	\$1,416	\$1,525
6	1+1	\$863	\$1,525
7	2+1	\$1,205	\$1,849
8	1+1	\$1,416	\$1,525
9	1+1	\$987	\$1,525
10	1+1	\$1,011	\$1,525
11	1+1	\$987	\$1,525
12	1+1	\$1,416	\$1,525
TOTAL:		\$14,242	\$18,948

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PHOTOS



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## 12 UNITS ON STEVELY AVE

AERIAL VIEW



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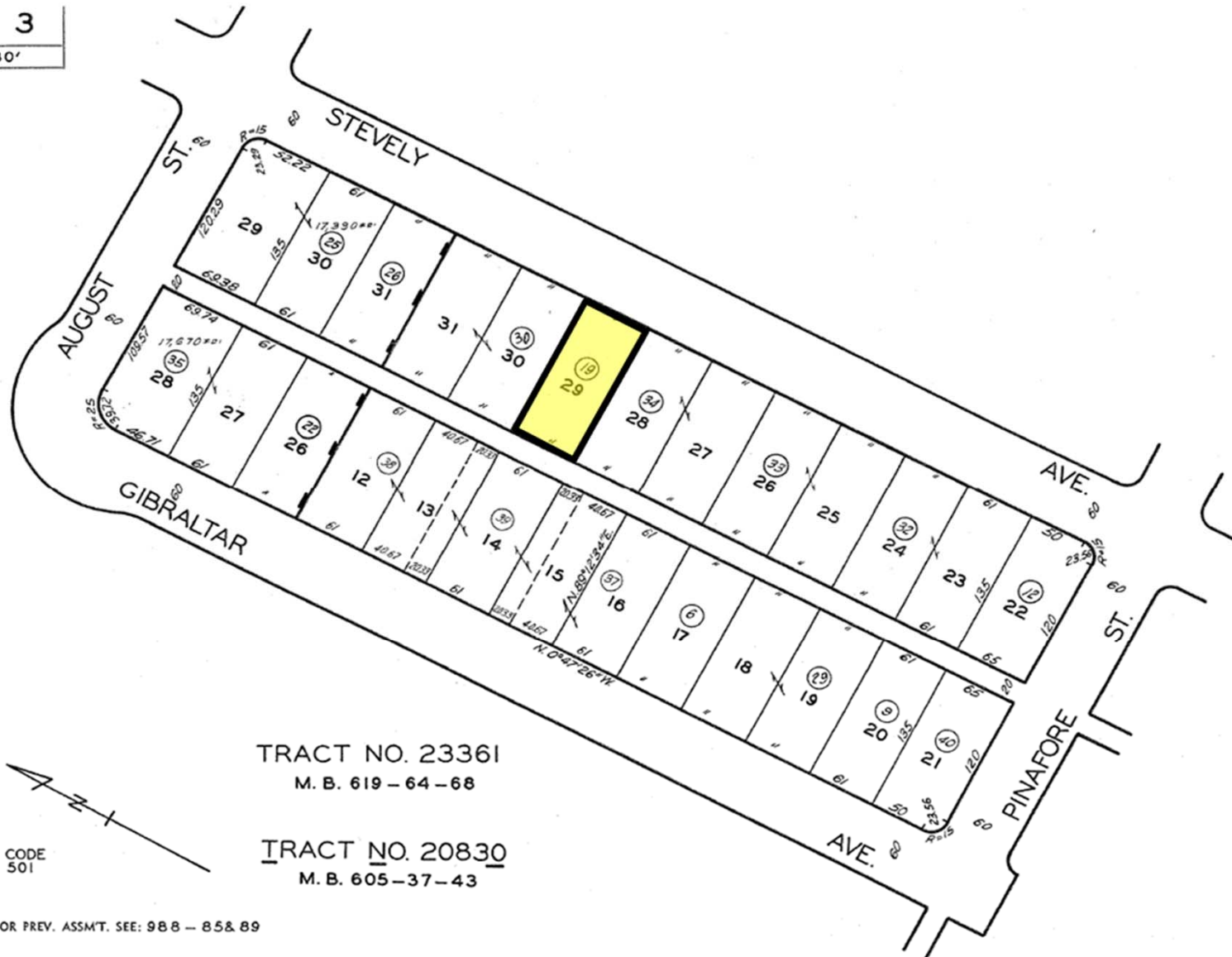
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## PARCEL MAP

5030 | 3  
SCALE 1" = 80'

11-23-64  
REVISION  
11-13-58  
1-1-59  
2-4-59  
12-7-62  
9-17-63 P



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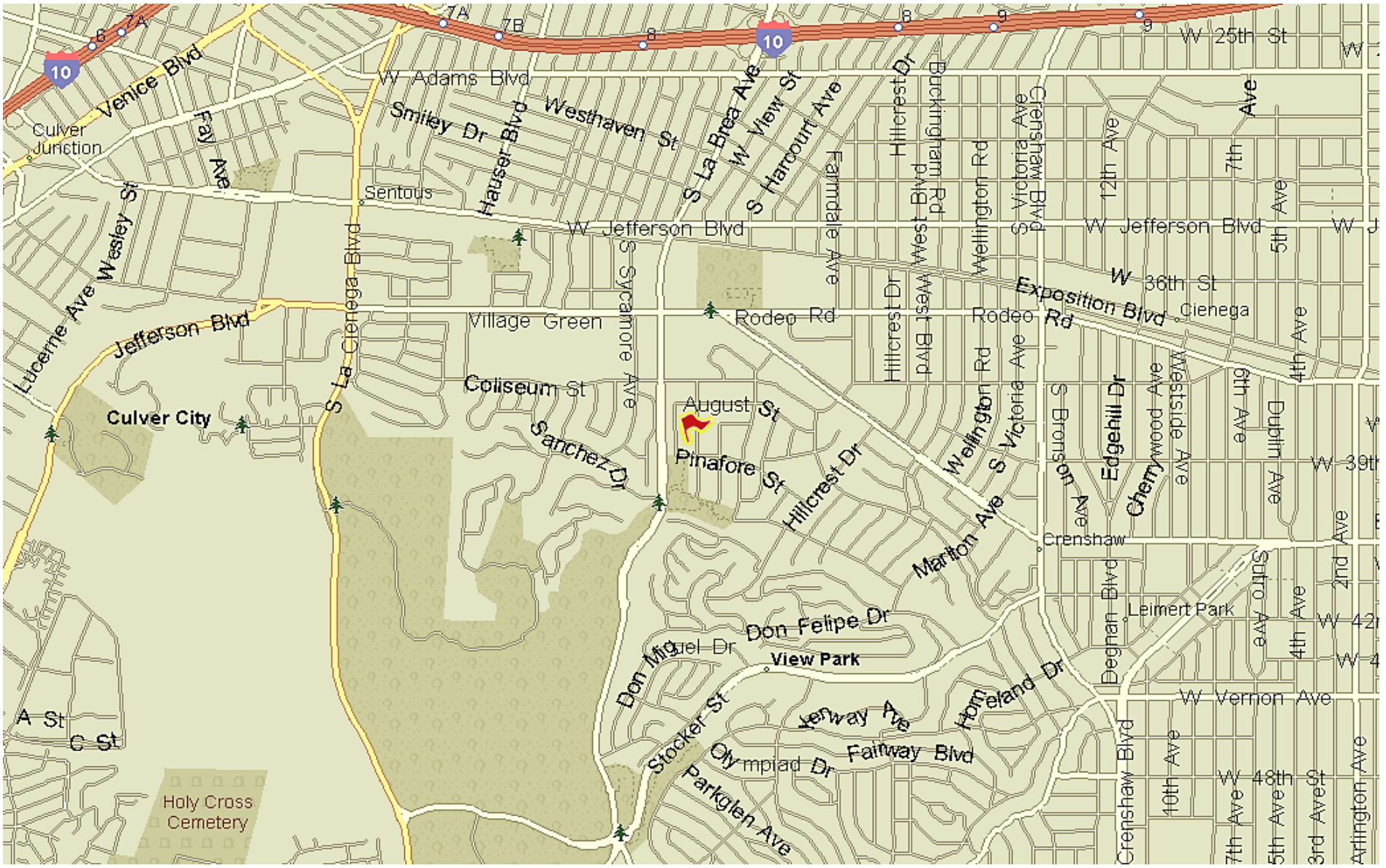
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## STREET MAP



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