

1136 S Evergreen Ave

LOS ANGELES, CA



PRICE:

\$595,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- High Demand Rental Location
- 12.91 GRM & 4.82% Cap Rate
- Unit Mix: 1-1+1 | 1-3+2
- Lack of Inventory on Market
- On-Site Parking with Storage
- Not Subject to Rent Control
- Individually Metered for Gas & Electric

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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

ANTHONY QUINTERO

INVESTMENT ASSOCIATE
BRE # 01192373
(818) 432-1571
ANTHONY@APLAGROUP.COM

DUPLEX ON EVERGREEN

INVESTMENT SUMMARY

Price:		\$595,000
Down Payment:	30%	\$178,500
Units:		2
Cost per Unit:		\$297,500
Current GRM:		12.91
Current CAP:		4.82%
Market GRM:		12.63
Market CAP:		4.98%
Age:		1988
Lot SF:		4,945
Building SF:		1,912
Price per SF:		\$311.19
Zoning:		R2



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PROPOSED FINANCING

First Loan Amount:		\$416,500
Terms:	3.95%	30 Years (5-Year Fix)
Monthly Payment:		\$1,995

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$46,093		\$47,100	
Less Vacancy Rate Reserve:	1,383	3.0%	1,413	3.0%
Gross Operating Income:	44,711		45,687	
Less Expenses:	16,011	34.7%	16,069	34.1%
Net Operating Income:	\$28,700		\$29,618	
Less Loan Payments:	23,940	1.20	23,940	
Pre-Tax Cash Flow:	\$4,760	2.7%	\$5,678	3.2%
Plus Principal Reduction:	7,398		7,398	
Total Return Before Taxes:	\$12,158	6.8%	\$13,076	7.3%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	1+1	\$1,841	\$1,841	\$1,425	\$1,425
1	3+2	\$2,000	\$2,000	\$2,500	\$2,500
Total Scheduled Rent:			\$3,841	\$3,925	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$3,841	\$3,925	
Annual Scheduled Gross Income:			\$46,093	\$47,100	

ESTIMATED EXPENSES

Taxes: (new)	\$7,438
Insurance:	\$669
Utilities:	\$2,340
Maintenance:	\$2,236
Rubbish:	-
Reserves:	\$400
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	\$1,788
Total Expenses:	\$16,011
Per SF:	\$8.37
Per Unit:	\$8,005

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1136	3+2	\$2,000	\$2,500
1138	1+1	\$1,841	\$1,425
TOTAL:		\$3,841	\$3,925

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PHOTOS



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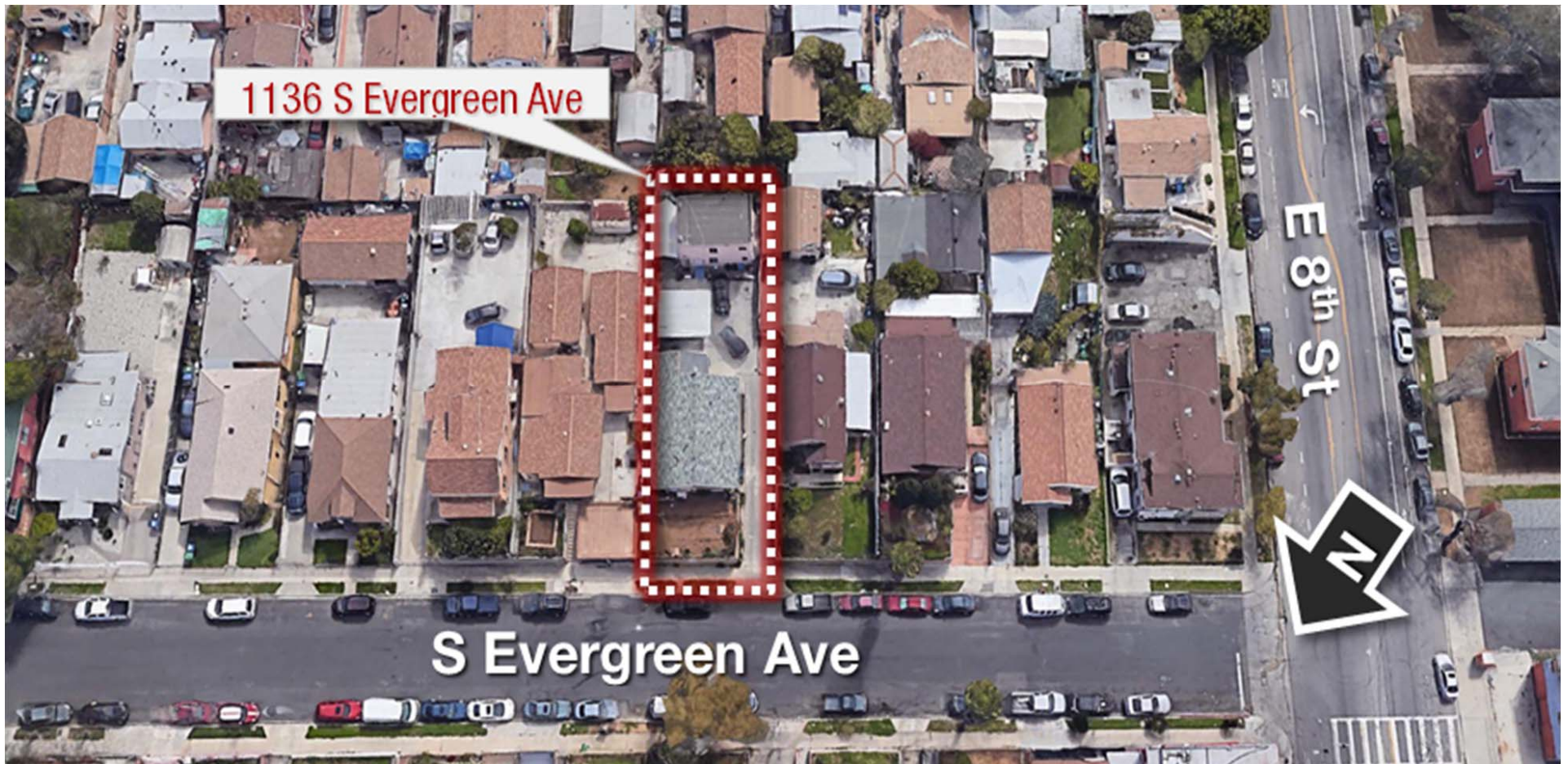
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DUPLEX ON EVERGREEN

AERIAL VIEW



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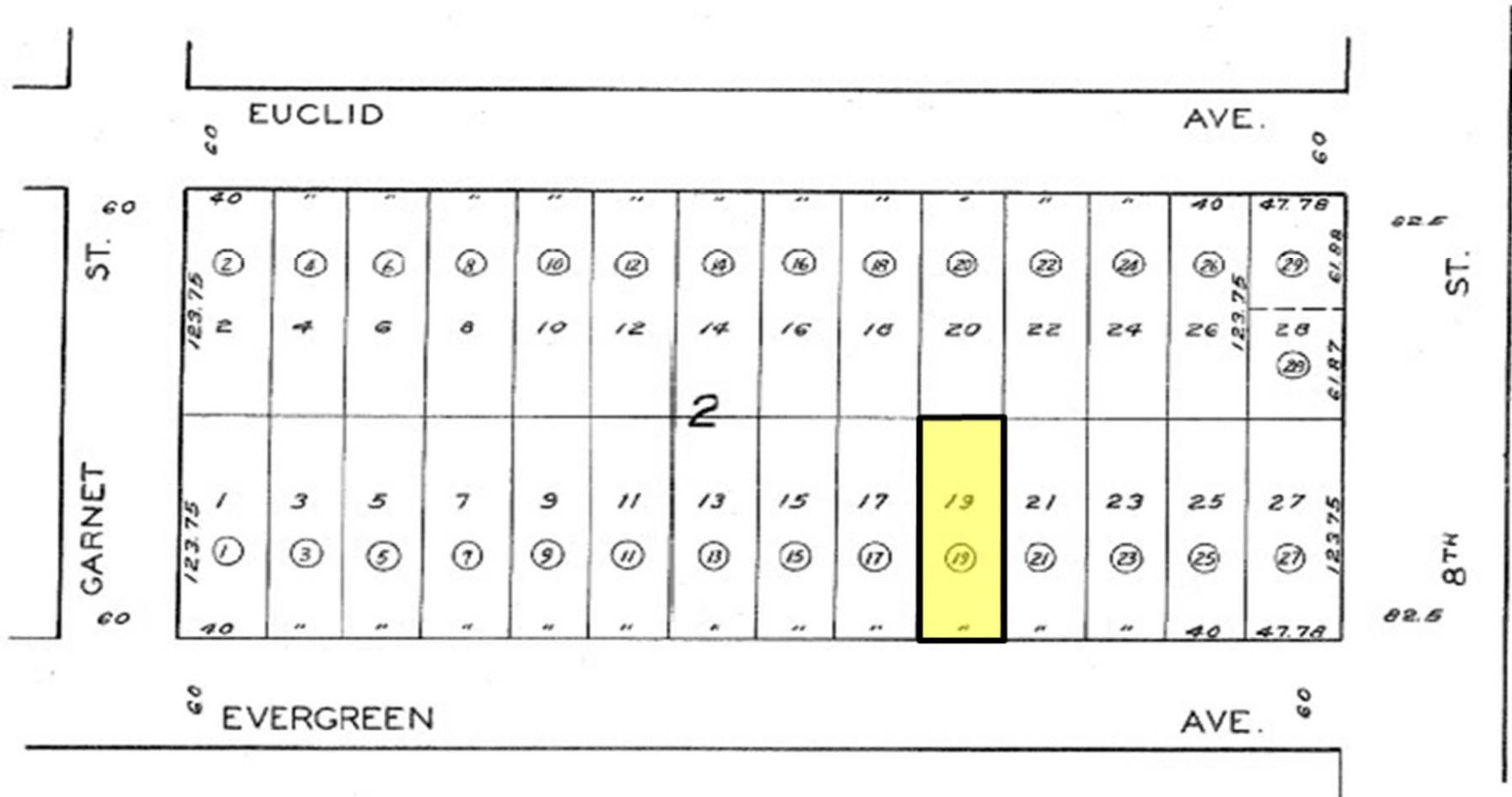
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DUPLEX ON EVERGREEN

PARCEL MAP

5190 8
SCALE 1" = 60'



PANORAMA TRACT
M.B. 6-167

CODE
4

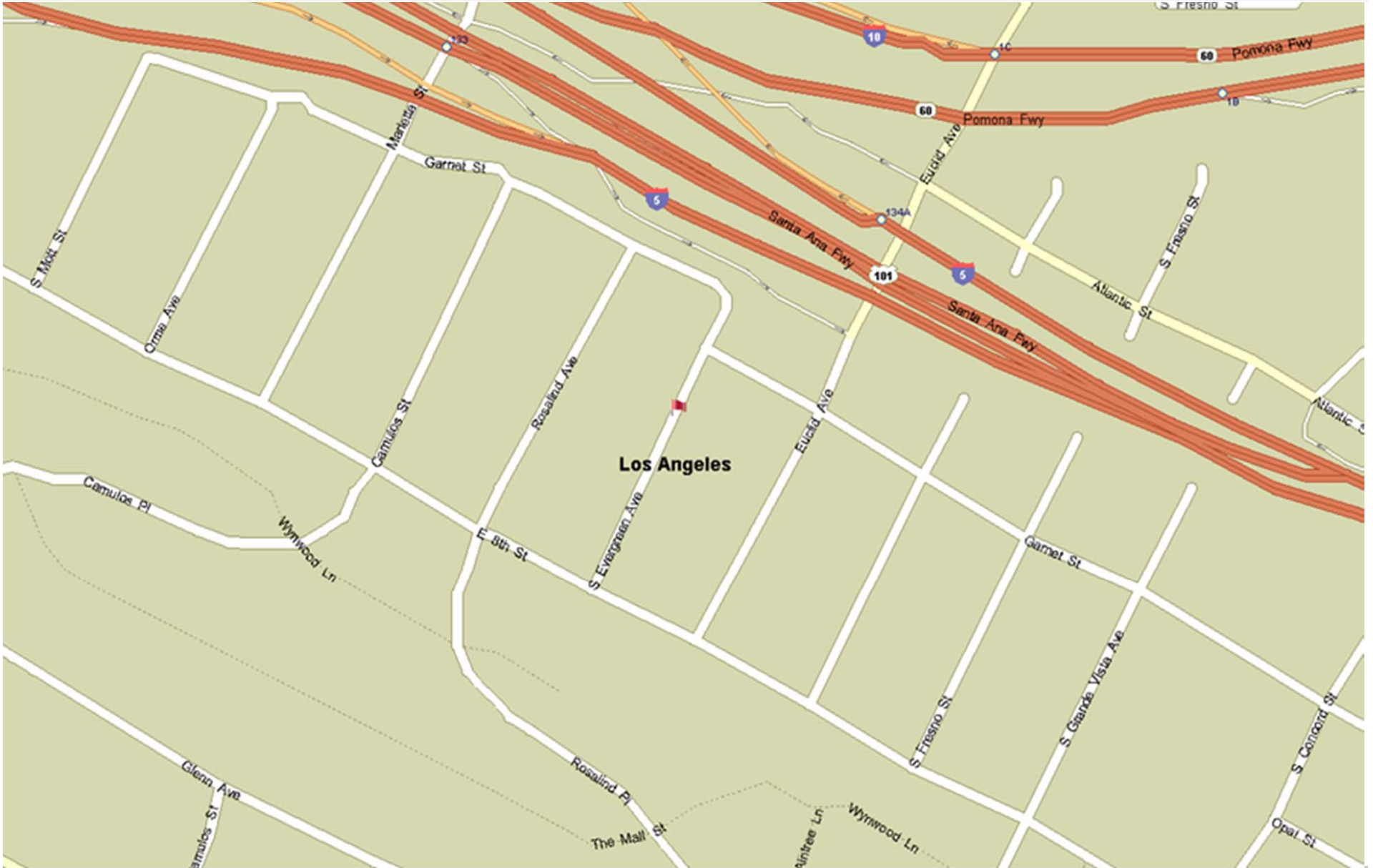


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DUPLEX ON EVERGREEN

STREET MAP



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