

6882-6884 CAMROSE DR

LOS ANGELES, CA



PRICE:

\$1,549,000

INVESTMENT HIGHLIGHTS:

- Great LOS ANGELES Location
- High Demand Rental Location
- 17.30 GRM & 3.80% Cap Rate
- Unit Mix: 1-2+1 | 1-2+1.5
- Lack of Inventory on Market
- On-Site Parking with Storage
- Secure Entry & On-Site Parking
- 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

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
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DUPLEX ON CAMROSE DR

INVESTMENT SUMMARY		
Price:		\$1,549,000
Down Payment:	50%	\$774,500
Units:		2
Cost per Unit:		\$774,500
Current GRM:		17.30
Current CAP:		3.80%
Market GRM:		14.18
Market CAP:		4.96%
Age:		1923
Lot SF:		5,292
Building SF:		2,917
Price per SF:		\$531.03
Zoning:		R2



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PROPOSED FINANCING		
First Loan Amount:		\$774,500
Terms:	4.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,231

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$89,520		\$109,200	
Less Vacancy Rate Reserve:	2,686	3.0%	3,276	3.0%
Gross Operating Income:	86,834		105,924	
Less Expenses:	27,936	31.2%	29,082	26.6%
Net Operating Income:	\$58,898		\$76,842	
Less Loan Payments:	50,775	1.16	50,775	
Pre-Tax Cash Flow:	\$8,123	1.0%	\$26,067	3.4%
Plus Principal Reduction:	13,056		13,056	
Total Return Before Taxes:	\$21,179	2.7%	\$39,123	5.1%

PROPERTY RENTAL INFORMATION			
UNIT MIX		CURRENT	PRO-FORMA
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME
1	2+1	\$2,860	\$2,860
1	2+1.5	\$4,600	\$4,600
Total Scheduled Rent:			\$7,460
Laundry:			
Parking, Storage, Misc:			
Monthly Scheduled Gross Income:			\$7,460
Annual Scheduled Gross Income:			\$89,520
			\$9,100
			\$109,200

ESTIMATED EXPENSES	
Taxes: (new)	\$18,588
Insurance:	\$1,021
Utilities:	\$2,520
Maintenance:	\$3,908
Rubbish:	-
Reserves:	\$400
Landscaping:	\$900
Pest Control:	\$600
Total Expenses:	\$27,936
Per SF:	\$9.58
Per Unit:	\$13,968

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1.5	\$4,600	\$4,600
2	2+1	\$2,860	\$4,500
TOTAL:		\$7,460	\$9,100

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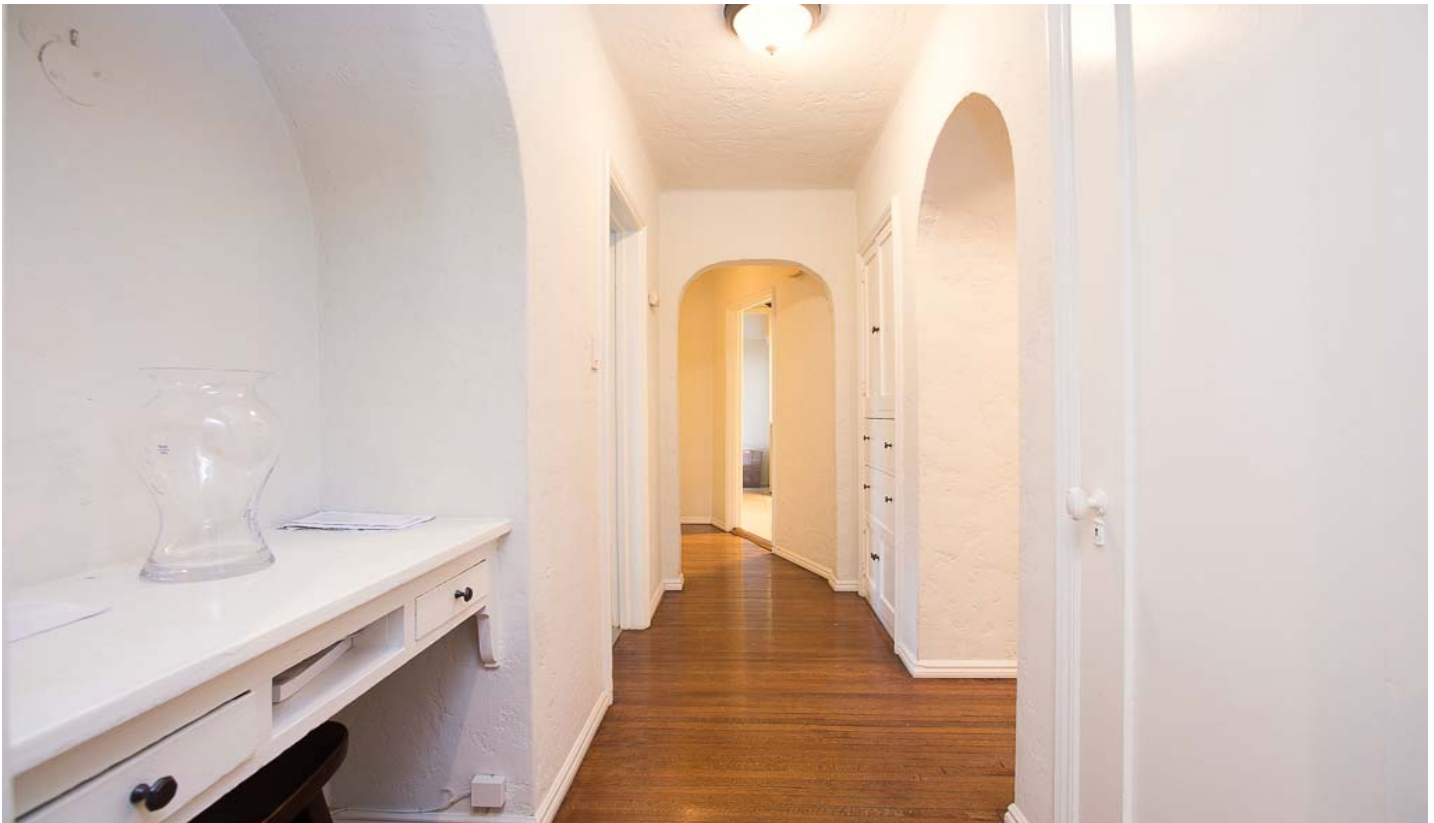
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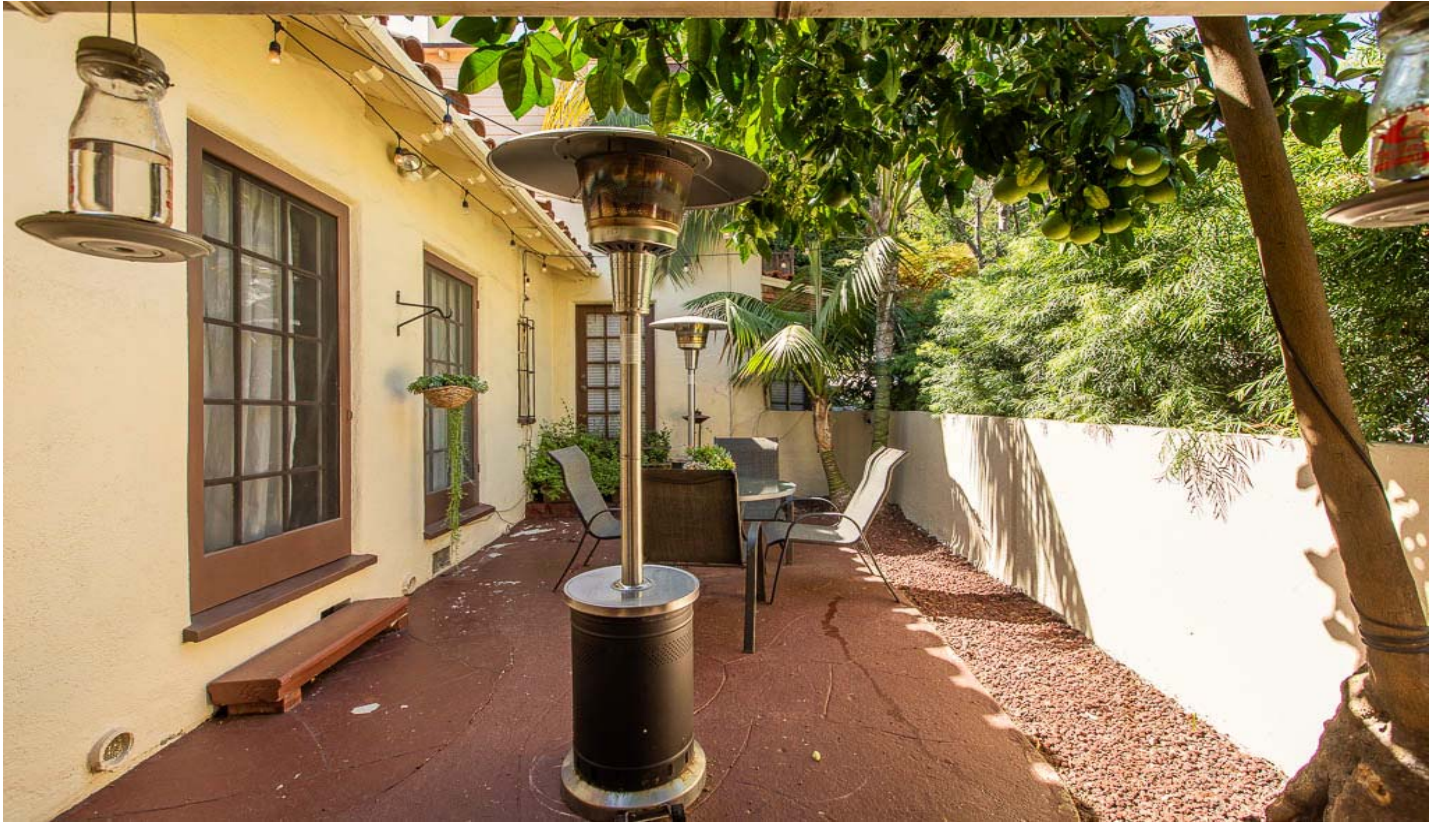
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DUPLEX ON CAMROSE DR

AERIAL VIEW



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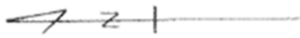
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DUPLEX ON CAMROSE DR

PARCEL MAP

5549 25
SCALE 1" = 60'

1986



TRACT NO. 3874 M.B. 57-87-88
TRACT NO. 5841 M.B. 66-47-48

FOR PREV. ASSMT SEE:
14-5 & 10

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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