

1119-1121 W 85TH ST

LOS ANGELES, CA



PRICE:

\$725,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- On-Site Parking with Storage
- 16.48 GRM & 3.36% Cap Rate
- Unit Mix: 4-1+1
- Individually Metered for Gas & Electric
- High Demand Rental Location
- Lack of Inventory on Market
- Residential Financing Available

apla GROUP

KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

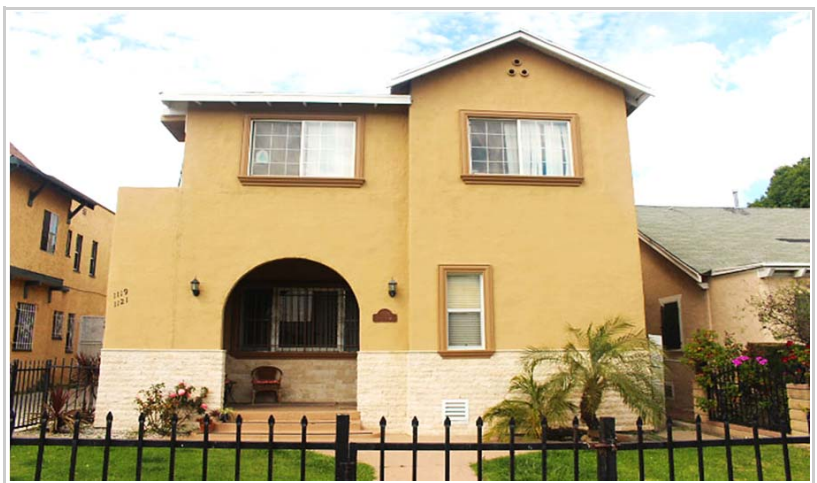
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

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

4 UNITS ON 85TH ST

INVESTMENT SUMMARY		
Price:		\$725,000
Down Payment:	100%	\$725,000
Units:		4
Cost per Unit:		\$181,250
Current GRM:		16.48
Current CAP:		3.36%
Market GRM:		10.79
Market CAP:		6.28%
Age:		1929
Lot SF:		5,574
Building SF:		3,198
Price per SF:		\$226.70
Zoning:		RD1.5



Great Los Angeles Location
 Unit Mix: 4-1+1
 Individually Metered for Gas & Electric
 16.48 GRM & 3.36% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		-
Terms:	4.25%	30 Years (5-Year Fix)
Monthly Payment:		-

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$43,980		\$67,200	
Less Vacancy Rate Reserve:	1,319	3.0%	2,016	3.0%
Gross Operating Income:	42,661		65,184	
Less Expenses:	18,281	41.6%	19,633	29.2%
Net Operating Income:	\$24,379		\$45,551	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$24,379	3.4%	\$45,551	6.3%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$24,379	3.4%	\$45,551	6.3%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$916	\$3,665	\$1,400	\$5,600
Total Scheduled Rent:			\$3,665		\$5,600
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$3,665		\$5,600
Annual Scheduled Gross Income:			\$43,980		\$67,200

ESTIMATED EXPENSES

Taxes: (new)	\$9,063
Insurance:	\$1,279
Utilities:	\$4,080
Maintenance:	\$1,920
Rubbish:	-
Reserves:	\$800
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	-
Total Expenses:	\$18,281
Per SF:	\$5.72
Per Unit:	\$4,570

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$935	\$1,400
2	1+1	\$1,145	\$1,400
3	1+1	\$750	\$1,400
4	1+1	\$835	\$1,400
TOTAL:		\$3,665	\$5,600

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PHOTOS



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AERIAL VIEW



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PARCEL MAP

6033 14
SCALE 1" = 80'

2004

REVISED 7-24-64
1-16-65 720710207
880519-88
960119
2403052308007001-25



CODE
212
293

FOR PREV. ASSM'T. SEE: 519 - 38,40 & 43

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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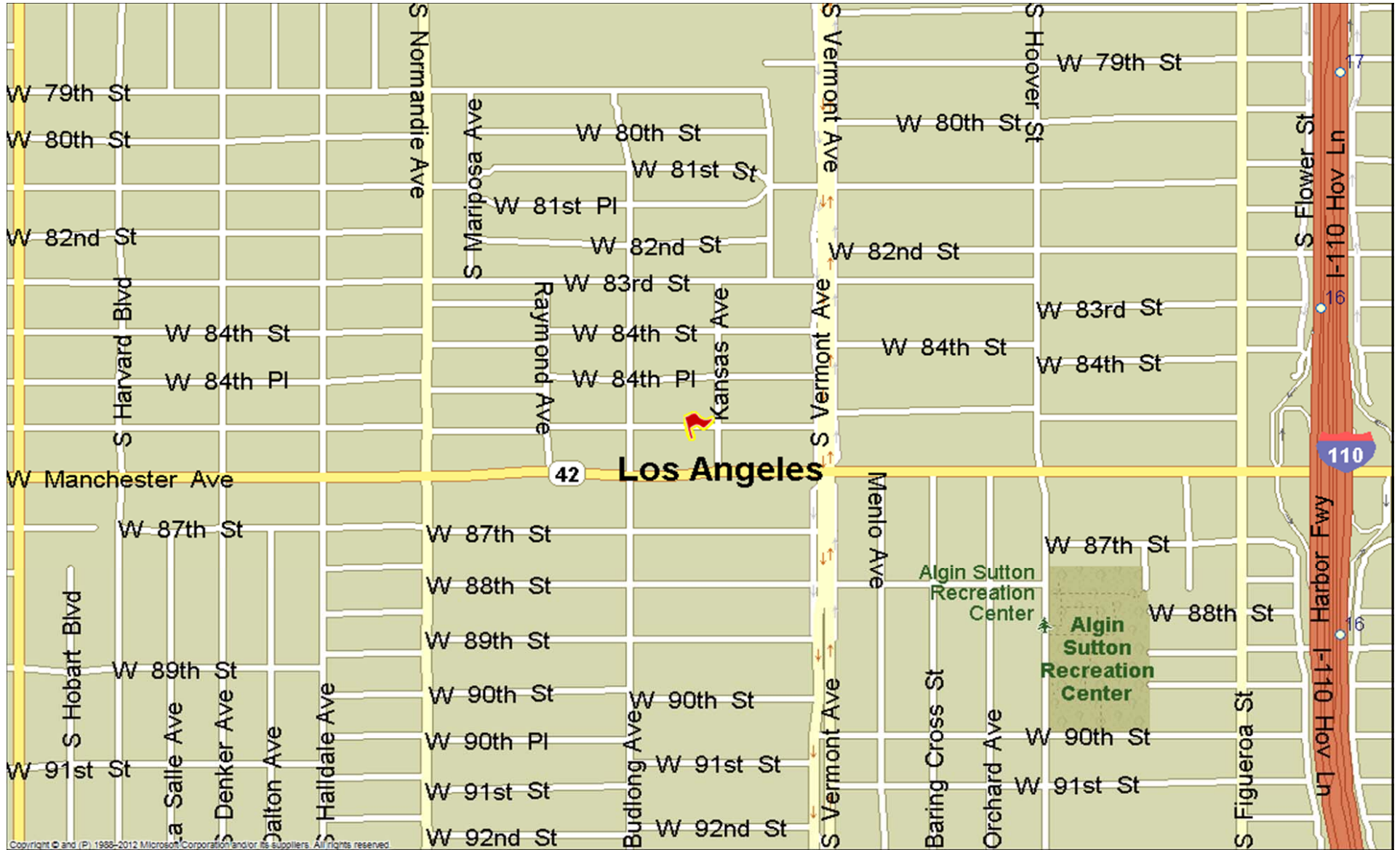
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STREET MAP



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