

1400-1402½ S. Westmoreland Ave & 1401 S. Orchard Ave

LOS ANGELES, CA



PRICE:

\$1,299,000

INVESTMENT HIGHLIGHTS:

- Near DTLA, Koreatown, & USC!
- High Demand Rental Location
- 15.35 GRM & 4.05% Cap Rate
- Unit Mix: 4-1+1 , 1-2+1
- Walk Score of 88 & Freeway Close!
- Secure Entry with On-Site Parking
- Individually Metered for Gas & Electric
- Plumbing is 95% Copper

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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
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JAMES ANTONUCCI
VP OF INVESTMENTS
BRE # 01822661
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5 UNITS ON WESTMORELAND & ORCHARD AV

INVESTMENT SUMMARY		
Price:		\$1,299,000
Down Payment:	42%	\$545,580
Units:		5
Cost per Unit:		\$259,800
Current GRM:		15.35
Current CAP:		4.05%
Market GRM:		12.03
Market CAP:		5.69%
Age:		1913/1995
Lot SF:		6,763
Building SF:		4,614
Price per SF:		\$281.53
Zoning:		RD1.5



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PROPOSED FINANCING		
First Loan Amount:		\$753,420
Terms:	3.95%	30 Years (5-Year Fix)
Monthly Payment:		\$3,609

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$84,652		\$108,000	
Less Vacancy Rate Reserve:	2,540	3.0%	3,240	3.0%
Gross Operating Income:	82,113		104,760	
Less Expenses:	29,498	34.8%	30,857	28.6%
Net Operating Income:	\$52,615		\$73,903	
Less Loan Payments:	43,306	1.21	43,306	
Pre-Tax Cash Flow:	\$9,308	1.7%	\$30,597	5.6%
Plus Principal Reduction:	13,383		13,383	
Total Return Before Taxes:	\$22,691	4.2%	\$43,979	8.1%

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	\$1,457	\$5,830	\$1,675	\$6,700
1	2+1	\$1,224	\$1,224	\$2,300	\$2,300
Total Scheduled Rent:			\$7,054	\$9,000	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$7,054	\$9,000	
Annual Scheduled Gross Income:			\$84,652	\$108,000	

ESTIMATED EXPENSES	
Taxes: (new)	\$16,238
Insurance:	\$1,846
Utilities:	\$5,580
Maintenance:	\$3,695
Rubbish:	-
Reserves:	\$1,000
Landscaping:	\$600
Pest Control:	\$540
Total Expenses:	\$29,498
Per SF:	\$6.39
Per Unit:	\$5,900

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1400	1+1	\$1,591	\$1,675
1400 1/2	1+1	\$1,521	\$1,675
1402	1+1	\$1,522	\$1,675
1402 1/2	1+1	\$1,195	\$1,675
1401 Orchard	2+1	\$1,224	\$2,300
TOTAL:		\$7,054	\$9,000

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AERIAL VIEW



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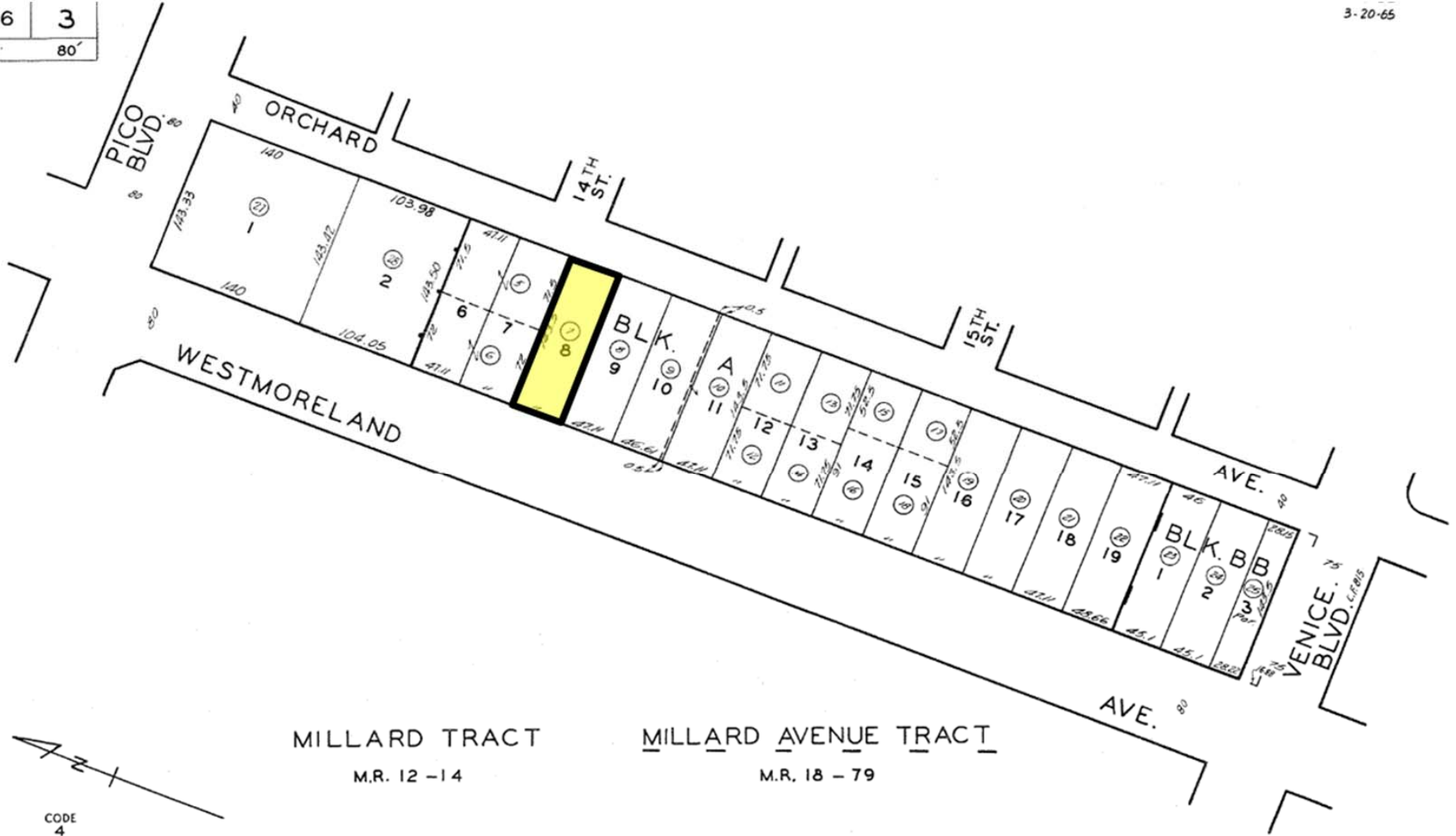
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5 UNITS ON WESTMORELAND & ORCHARD AV

PARCEL MAP

5056 3
SCALE 1" = 80'

3-20-65



MILLARD TRACT
M.R. 12 - 14

MILLARD AVENUE TRACT
M.R. 18 - 79

TRACT NO. 28048
M.B. 737 - 18

CODE
4

FOR PREV. ASSM'T. SEE: 45-11 & 12

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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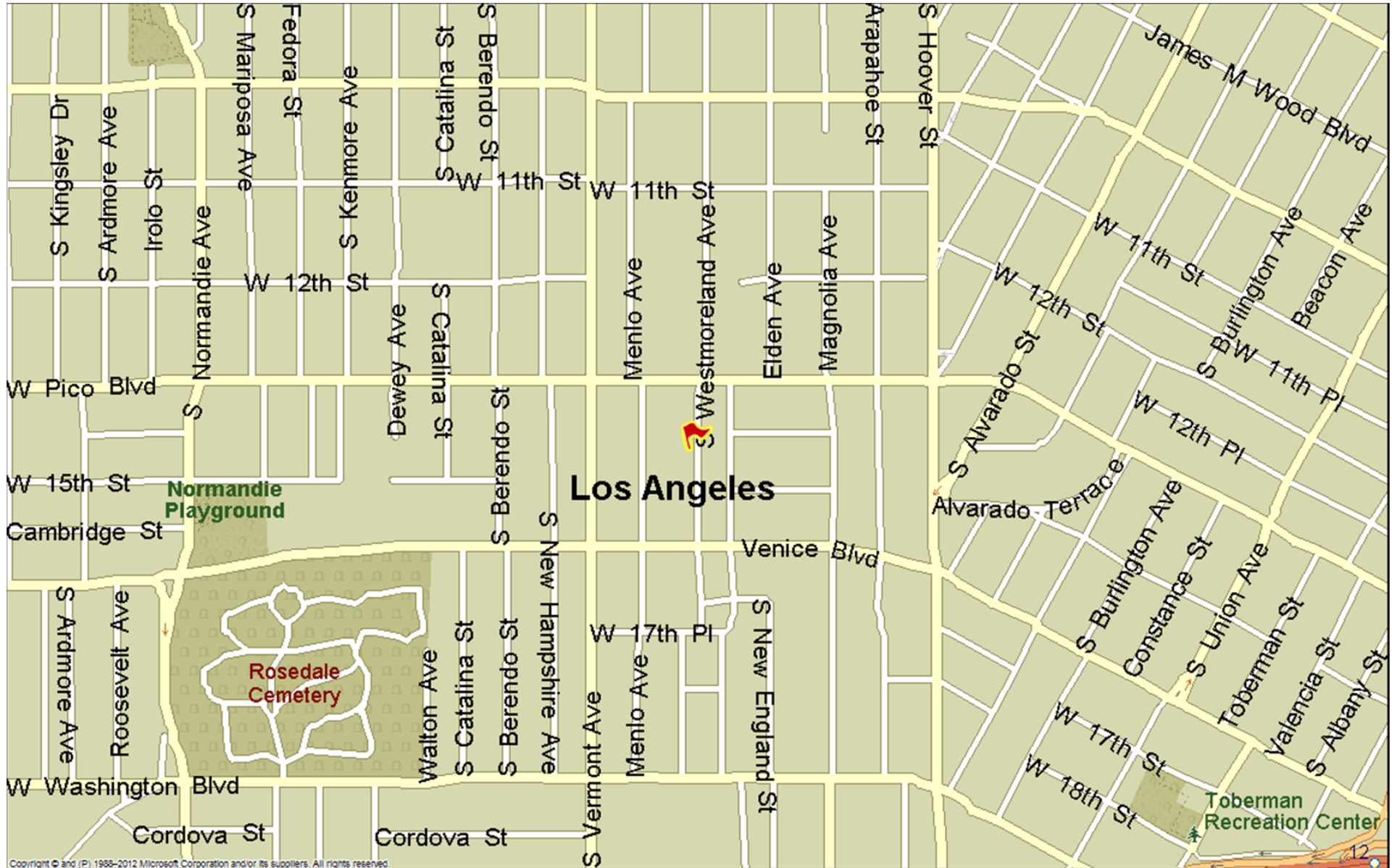
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STREET MAP



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