

325 N. La Brea Ave

INGLEWOOD, CA



PRICE:

\$2,200,000

INVESTMENT HIGHLIGHTS:

- Flourishing Inglewood Location
- Retail, Sports, & Entertainment District
- 15.21 GRM & 4.03% Cap Rate
- Unit Mix: 8-1+1 | 1-Commercial
- Well Maintained Property with Secure Entry
- On-Site Parking with Six Garages
- Mixed-Use Property
- Zoned C3YY

apla GROUP

KW COMMERCIAL

12001 VENTURA BLVD
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

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

SAMMY GOMEZ

REALTY EXECUTIVES SFV ASSOCIATES
BRE # 01251447
818-282-2979
TEAMSAMMY1@GMAIL.COM

MIXED USE PROPERTY ON LA BREA AVE

INVESTMENT SUMMARY

| | | |
|---------------------|------|--------------------|
| Price: | | \$2,200,000 |
| Down Payment: | 100% | \$2,200,000 |
| Units: | | 9 |
| Cost per Unit: | | \$244,444 |
| Current GRM: | | 15.21 |
| Current CAP: | | 4.03% |
| Market GRM: | | 13.00 |
| Market CAP: | | 5.05% |
| Age: | | 1938 |
| Lot SF: | | 13,424 |
| Price per Lot SF: | | \$163.89 |
| Building SF: | | 6,950 |
| Price per SF: | | \$316.55 |
| Zoning: | | C3YY |



Great Unit Mix: 8-1+1 | 1-Commercial
 Flourishing Inglewood Location
 Retail, Sports, & Entertainment District
 Large Corner Lot Approx. 13,424 Sq. Ft.

PROPOSED FINANCING

| | | |
|--------------------|-----------------------|---|
| First Loan Amount: | | - |
| Terms: | 30 Years (5-Year Fix) | |
| Monthly Payment: | | - |

ANNUALIZED OPERATING DATA

| | CURRENT | | PRO-FORMA | |
|-----------------------------------|------------------|-------------|------------------|-------------|
| Scheduled Gross Income: | \$144,600 | | \$169,200 | |
| Less Vacancy Rate Reserve: | 4,338 | 3.0% | 5,076 | 3.0% |
| Gross Operating Income: | 140,262 | | 164,124 | |
| Less Expenses: | 51,632 | 35.7% | 53,064 | 31.4% |
| Net Operating Income: | \$88,630 | | \$111,060 | |
| Less Loan Payments: | - | | - | |
| Pre-Tax Cash Flow: | \$88,630 | 4.0% | \$111,060 | 5.0% |
| Plus Principal Reduction: | - | | - | |
| Total Return Before Taxes: | \$88,630 | 4.0% | \$111,060 | 5.0% |

PROPERTY RENTAL INFORMATION

| UNIT MIX | | CURRENT | | PRO-FORMA | |
|---------------------------------------|------------|---------------|------------------|------------------|--------------|
| # OF UNITS | UNIT TYPE | RENT PER UNIT | TOTAL INCOME | RENT PER UNIT | TOTAL INCOME |
| 8 | 1+1 | \$1,256 | \$10,050 | \$1,450 | \$11,600 |
| 1 | Commercial | \$2,000 | \$2,000 | \$2,500 | \$2,500 |
| Total Scheduled Rent: | | | \$12,050 | \$14,100 | |
| Laundry: | | | | | |
| Parking, Storage, Misc: | | | | | |
| Monthly Scheduled Gross Income: | | | \$12,050 | \$14,100 | |
| Annual Scheduled Gross Income: | | | \$144,600 | \$169,200 | |

ESTIMATED EXPENSES

| | |
|------------------------|-----------------|
| Taxes: (new) | \$27,500 |
| Insurance: | \$2,085 |
| Utilities: | \$8,640 |
| Maintenance: | \$5,610 |
| Rubbish: | \$1,350 |
| Reserves: | \$1,800 |
| Landscaping: | \$600 |
| Pest Control: | \$540 |
| Off-Site Mgmt: | \$3,507 |
| Total Expenses: | \$51,632 |
| Per SF: | \$7.43 |
| Per Unit: | \$5,737 |

MICHAEL PESCI & SAMMY GOMEZ

VP OF INVESTMENTS & REALTY EXECUTIVES SFV ASSOCIATES

BRE # 01274379 & BRE # 01251447

(818) 432-1627 & 818-282-2979

apla GROUP

MIXED USE PROPERTY ON LA BREA AVE

RENT ROLL

| UNIT # | NOTES | UNIT TYPE | CURRENT RENT | MARKET RENT |
|--------|--------|------------|--------------|-------------|
| 1 | | 1+1 | \$1,200 | \$1,450 |
| 2 | | 1+1 | \$1,350 | \$1,450 |
| 3 | | 1+1 | \$1,250 | \$1,450 |
| 4 | | 1+1 | \$1,250 | \$1,450 |
| 5 | | 1+1 | \$1,250 | \$1,450 |
| 6 | | 1+1 | \$1,250 | \$1,450 |
| 7 | | 1+1 | \$1,200 | \$1,450 |
| 8 | | 1+1 | \$1,300 | \$1,450 |
| 9 | Vacant | Commercial | \$2,000 | \$2,500 |
| TOTAL: | | | \$12,050 | \$14,100 |

MICHAEL PESCI & SAMMY GOMEZ

VP OF INVESTMENTS & REALTY EXECUTIVES SFV ASSOCIATES

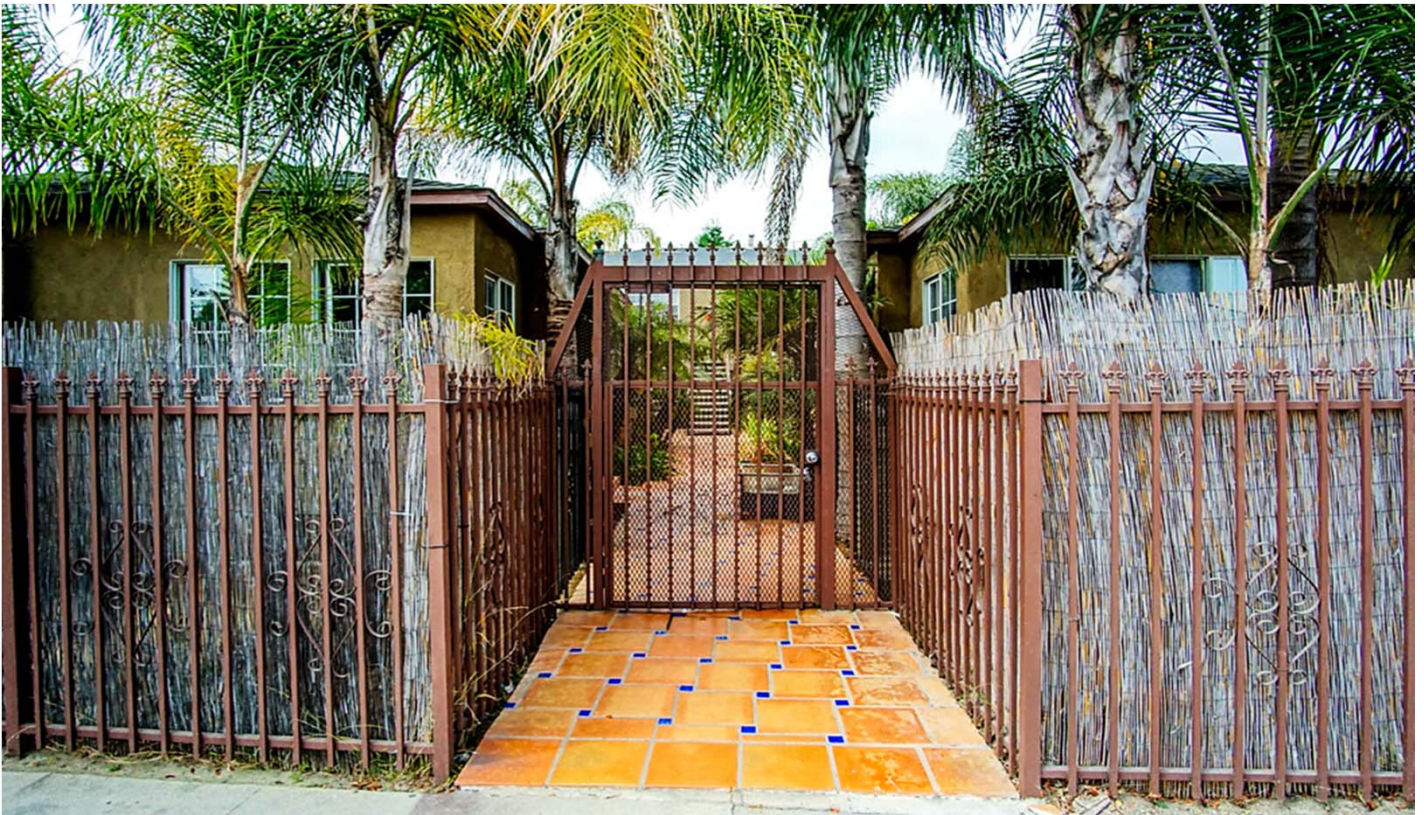
BRE # 01274379 & BRE # 01251447

(818) 432-1627 & 818-282-2979



MIXED USE PROPERTY ON LA BREA AVE

PHOTOS



MICHAEL PESCI & SAMMY GOMEZ

VP OF INVESTMENTS & REALTY EXECUTIVES SFV ASSOCIATES

BRE # 01274379 & BRE # 01251447

(818) 432-1627 & 818-282-2979

apla GROUP

MIXED USE PROPERTY ON LA BREA AVE

PHOTOS



MICHAEL PESCI & SAMMY GOMEZ

VP OF INVESTMENTS & REALTY EXECUTIVES SFV ASSOCIATES

BRE # 01274379 & BRE # 01251447

(818) 432-1627 & 818-282-2979

apla GROUP

MIXED USE PROPERTY ON LA BREA AVE

PHOTOS



MICHAEL PESCI & SAMMY GOMEZ

VP OF INVESTMENTS & REALTY EXECUTIVES SFV ASSOCIATES

BRE # 01274379 & BRE # 01251447

(818) 432-1627 & 818-282-2979

apla GROUP

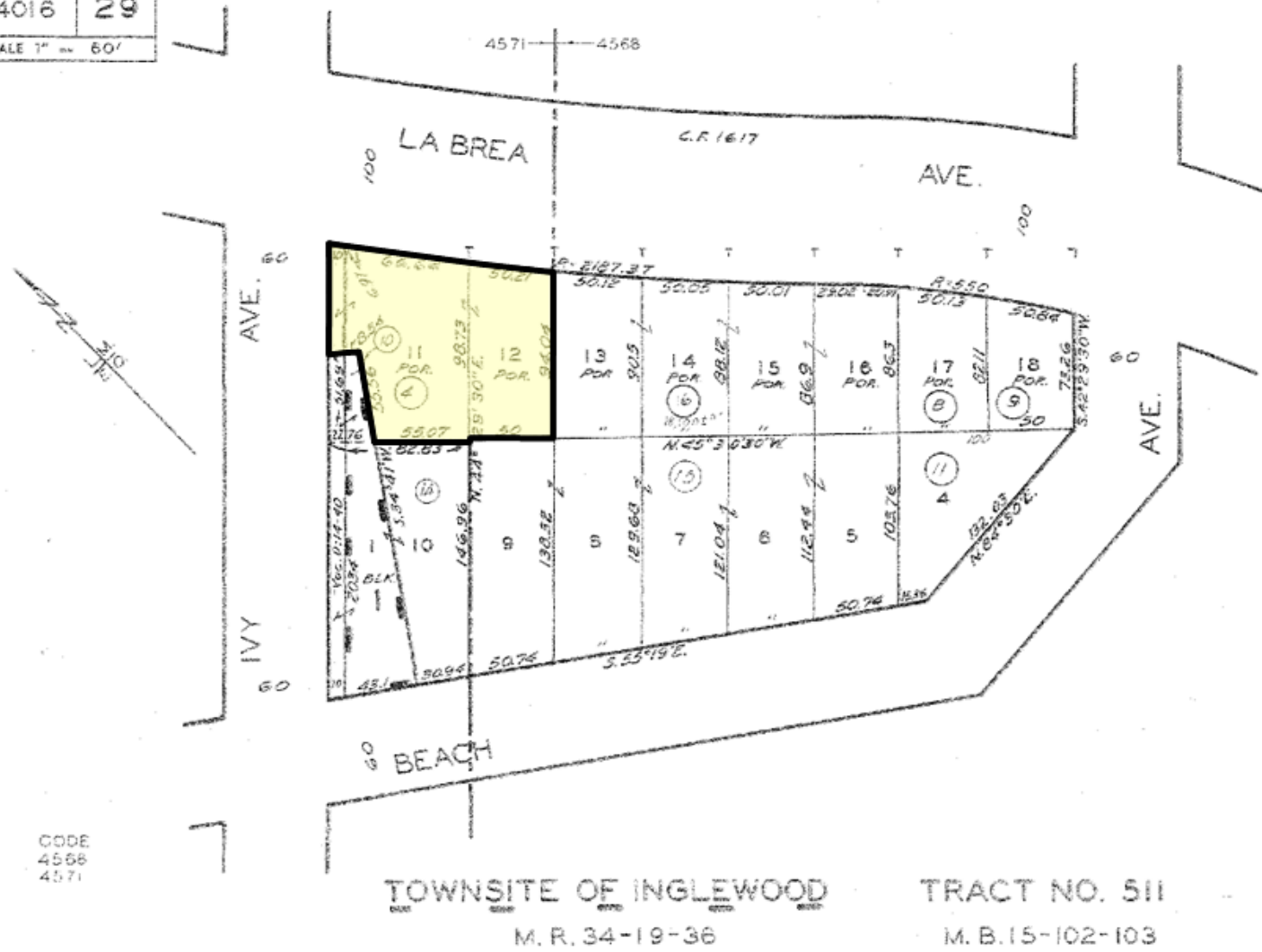
MIXED USE PROPERTY ON LA BREA AVE

PARCEL MAP

4016 | 29
SCALE 1" = 60'

2002

REVISED
7-8-05
12-18-04
670301
730119302
7310722
731024801
730217
2001002104003001-09



CODE
4566
4571

MICHAEL PESCI & SAMMY GOMEZ

VP OF INVESTMENTS & REALTY EXECUTIVES SFV ASSOCIATES

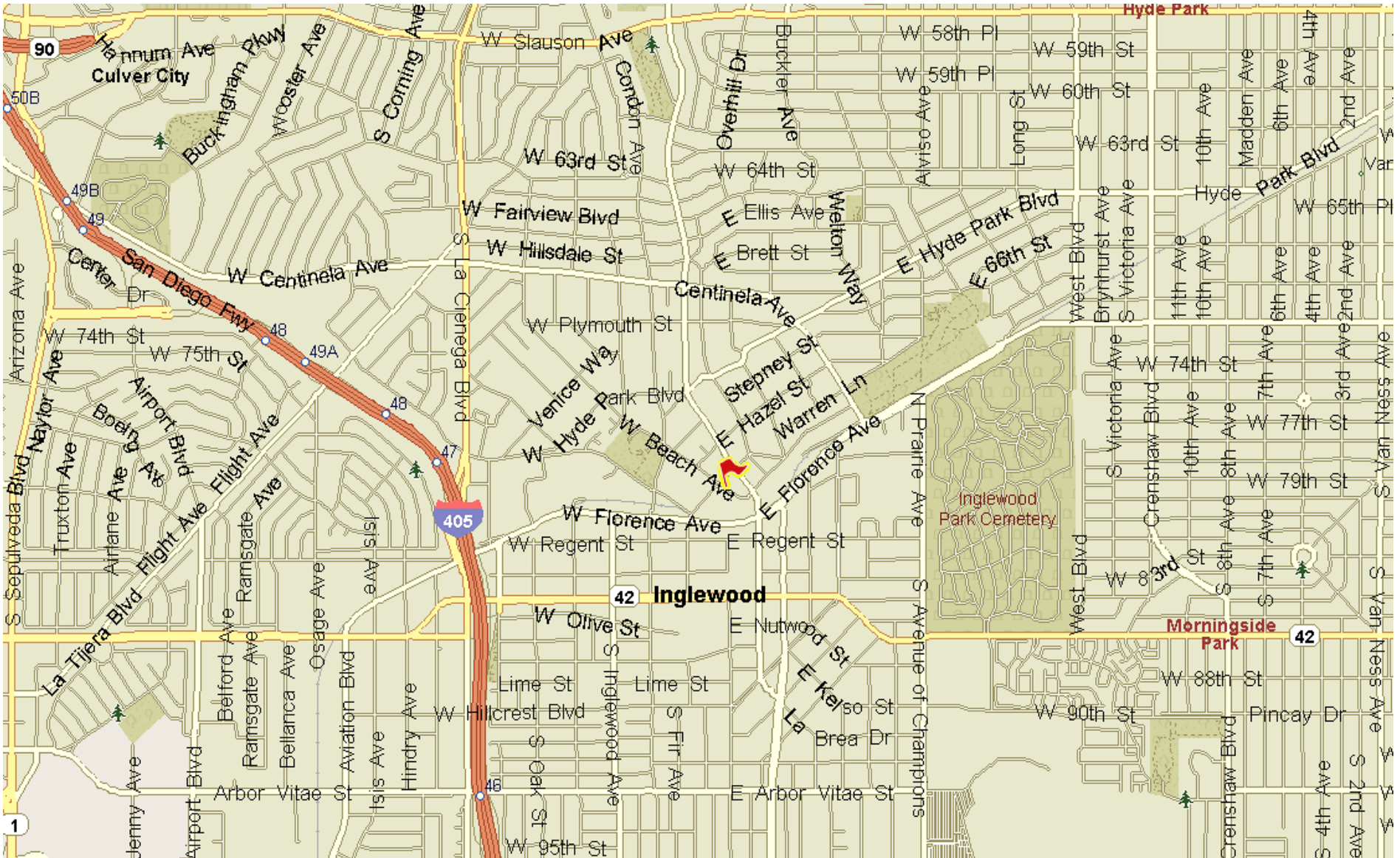
BRE # 01274379 & BRE # 01251447

(818) 432-1627 & 818-282-2979



MIXED USE PROPERTY ON LA BREA AVE

STREET MAP



MICHAEL PESCI & SAMMY GOMEZ

VP OF INVESTMENTS & REALTY EXECUTIVES SFV ASSOCIATES

BRE # 01274379 & BRE # 01251447

(818) 432-1627 & 818-282-2979

