

# 4618 Topaz St

LOS ANGELES, CA



## PRICE:

**\$895,000**

## INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- Lack of Inventory on Market
- 15.82 GRM & 3.44% Cap Rate
- Unit Mix: 3-2+1 & 1-3+1
- High Demand Rental Location
- On-Site Parking
- On-Site Laundry
- Individually Metered for Gas & Electric

**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

# FOURPLEX ON TOPAZ ST

## INVESTMENT SUMMARY

<b>Price:</b>		<b>\$895,000</b>
Down Payment:	100%	\$895,000
<b>Units:</b>		<b>4</b>
Cost per Unit:		\$223,750
<b>Current GRM:</b>		<b>15.82</b>
<b>Current CAP:</b>		<b>3.44%</b>
Market GRM:		8.83
Market CAP:		8.01%
Age:		1965
Lot SF:		8,734
Building SF:		3,094
Price per SF:		\$289.27
Zoning:		RD1.5



Great Los Angeles Location  
 Unit Mix: 3-2+1 & 1-3+1  
 High Demand Rental Location  
 15.82 GRM & 3.44% Cap Rate

## PROPOSED FINANCING

First Loan Amount:		-
Terms:	4.00%	30 Years (5-Year Fix)
Monthly Payment:		-

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
<b>Scheduled Gross Income:</b>	<b>\$56,568</b>		<b>\$101,400</b>	
Less Vacancy Rate Reserve:	1,697	3.0%	3,042	3.0%
Gross Operating Income:	54,871		98,358	
Less Expenses:	24,069	42.5%	26,678	26.3%
<b>Net Operating Income:</b>	<b>\$30,802</b>		<b>\$71,680</b>	
Less Loan Payments:	-		-	
<b>Pre-Tax Cash Flow:</b>	<b>\$30,802</b>	<b>3.4%</b>	<b>\$71,680</b>	<b>8.0%</b>
Plus Principal Reduction:	-		-	
<b>Total Return Before Taxes:</b>	<b>\$30,802</b>	<b>3.4%</b>	<b>\$71,680</b>	<b>8.0%</b>

## PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
3	2+1	\$1,033	\$3,100	\$1,950	\$5,850
1	3+1	\$1,614	\$1,614	\$2,600	\$2,600
<b>Total Scheduled Rent:</b>			<b>\$4,714</b>	<b>\$8,450</b>	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$4,714	\$8,450	
<b>Annual Scheduled Gross Income:</b>			<b>\$56,568</b>	<b>\$101,400</b>	

## ESTIMATED EXPENSES

Taxes: (new)	\$11,188
Insurance:	\$1,238
Utilities:	\$5,040
Maintenance:	\$2,469
Rubbish:	-
Reserves:	\$800
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	\$2,195
<b>Total Expenses:</b>	<b>\$24,069</b>
Per SF:	\$7.78
Per Unit:	\$6,017

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VP OF INVESTMENTS & VP OF INVESTMENTS

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## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	\$925	\$1,950
2	2+1	\$1,073	\$1,950
3	2+1	\$1,102	\$1,950
4	3+1	\$1,614	\$2,600
TOTAL:		\$4,714	\$8,450

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FOURPLEX ON TOPAZ ST

PHOTOS



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# FOURPLEX ON TOPAZ ST

AERIAL VIEW



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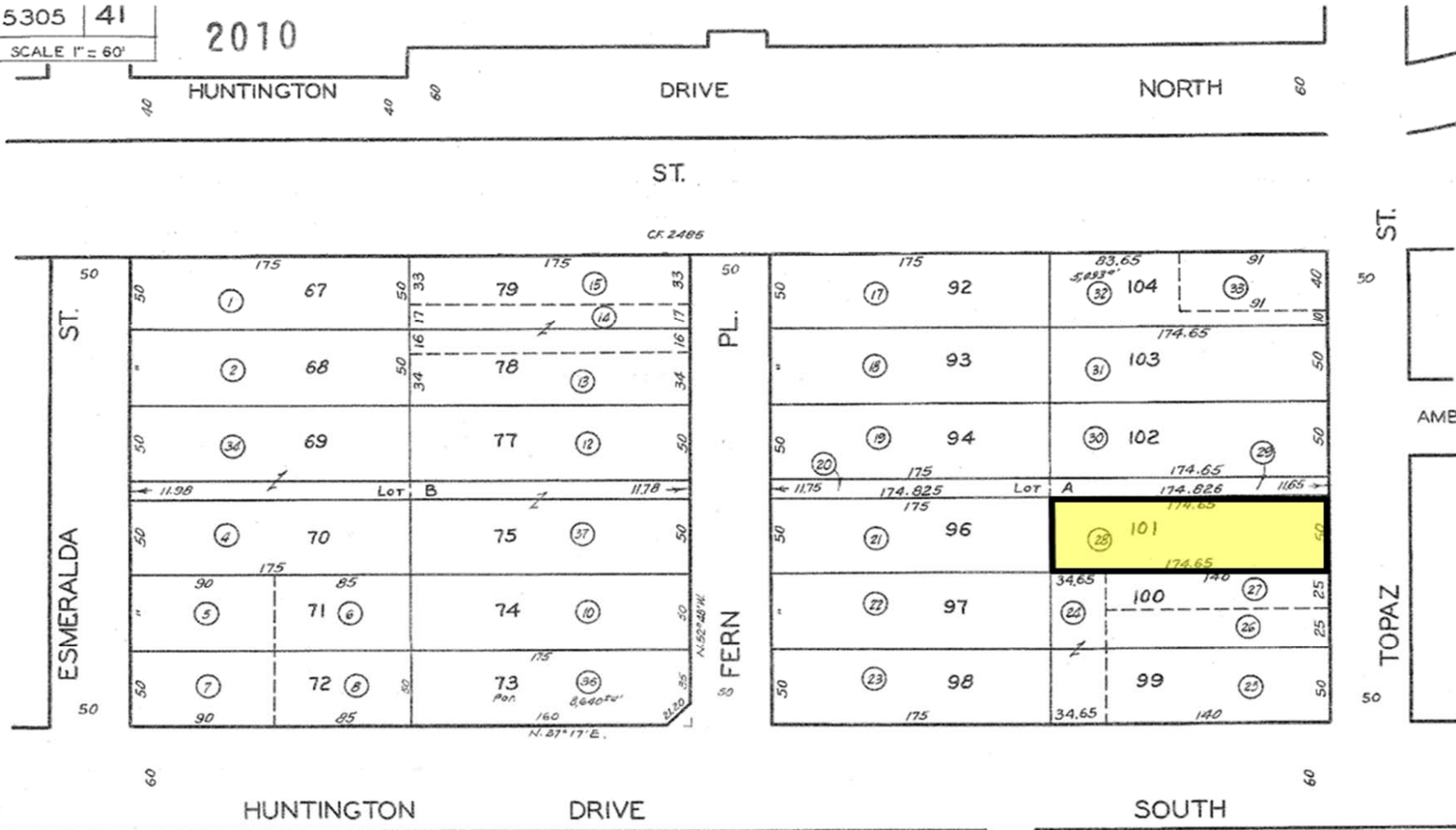
FOURPLEX ON TOPAZ ST

PARCEL MAP

5305 41  
SCALE 1" = 60'

2010

Revised  
2-11-59  
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830719304-B  
200912230204901-04



CF 2486

GRIDER & HAMILTONS ROSE HILL

M. B. 6 - 16

CODE 4

FOR PREV. ASSM'T. SEE 1121-41

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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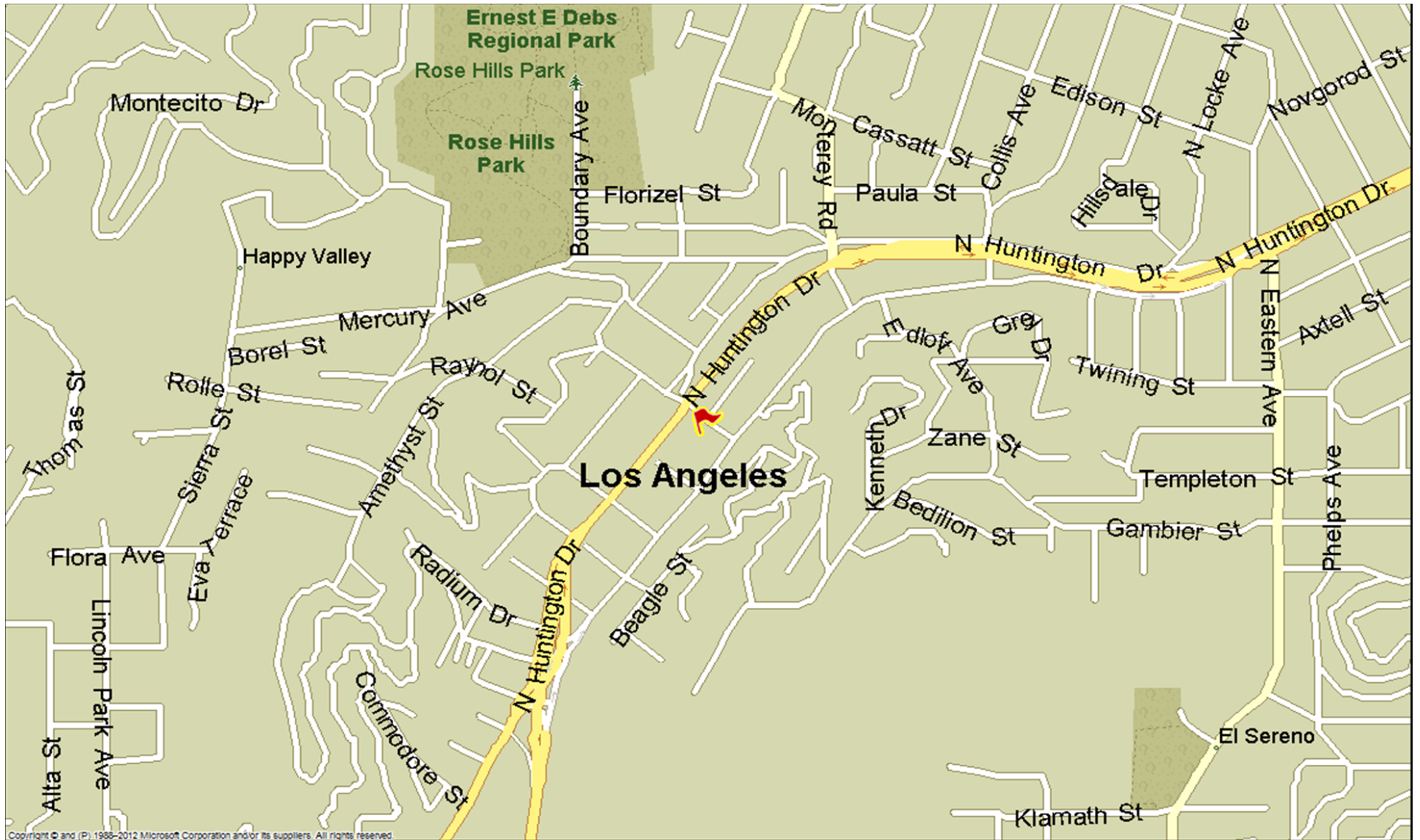
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FOURPLEX ON TOPAZ ST

STREET MAP



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