

1741 W 83RD ST

LOS ANGELES, CA



PRICE:

\$725,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- On-Site Parking with Storage
- 13.82 GRM & 4.14% Cap Rate
- Unit Mix: 4-1+1
- Individually Metered for Gas & Electric
- High Demand Rental Location
- Lack of Inventory on Market
- Residential Financing Available

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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
(818) 432-1513
JAMES@APLAGROUP.COM

4 UNITS ON 83RD ST

INVESTMENT SUMMARY

Price:		\$725,000
Down Payment:	100%	\$725,000
Units:		4
Cost per Unit:		\$181,250
Current GRM:		13.82
Current CAP:		4.14%
Market GRM:		10.79
Market CAP:		5.99%
Age:		1951
Lot SF:		6,803
Building SF:		3,072
Price per SF:		\$236.00
Zoning:		RD2



Great Los Angeles Location
 Unit Mix: 4-1+1
 Individually Metered for Gas & Electric
 13.82 GRM & 4.14% 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:	\$52,464		\$67,200	
Less Vacancy Rate Reserve:	1,574	3.0%	2,016	3.0%
Gross Operating Income:	50,890		65,184	
Less Expenses:	20,877	39.8%	21,735	32.3%
Net Operating Income:	\$30,013		\$43,449	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$30,013	4.1%	\$43,449	6.0%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$30,013	4.1%	\$43,449	6.0%

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	\$1,093	\$4,372	\$1,400	\$5,600
Total Scheduled Rent:			\$4,372	\$5,600	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$4,372	\$5,600	
Annual Scheduled Gross Income:			\$52,464	\$67,200	

ESTIMATED EXPENSES

Taxes: (new)	\$9,063
Insurance:	\$1,229
Utilities:	\$4,320
Maintenance:	\$2,290
Rubbish:	-
Reserves:	\$800
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	\$2,036
Total Expenses:	\$20,877
Per SF:	\$6.80
Per Unit:	\$5,219

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$1,065	\$1,400
2	1+1	\$931	\$1,400
3	1+1	\$1,300	\$1,400
4	1+1	\$1,076	\$1,400
TOTAL:		\$4,372	\$5,600

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PHOTOS



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AERIAL VIEW



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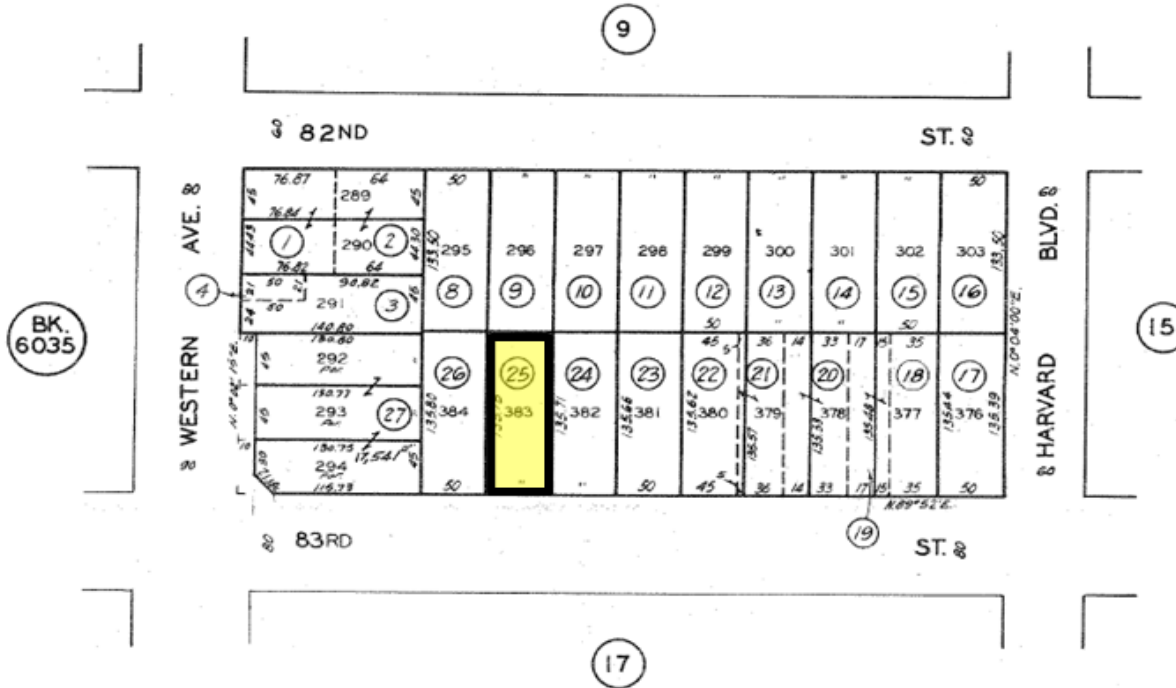
4 UNITS ON 83RD ST

PARCEL MAP

6034 | 16
SCALE 1" = 100'

1993

67016 REVISED
67020 880322-B
*9203160200200/05
*920324



BK. 6035

CODE 212

FOR PREV. ASSMT. SEE: 436 - 23

TRACT NO. 4511 M. B. 49 - 4 - 7

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

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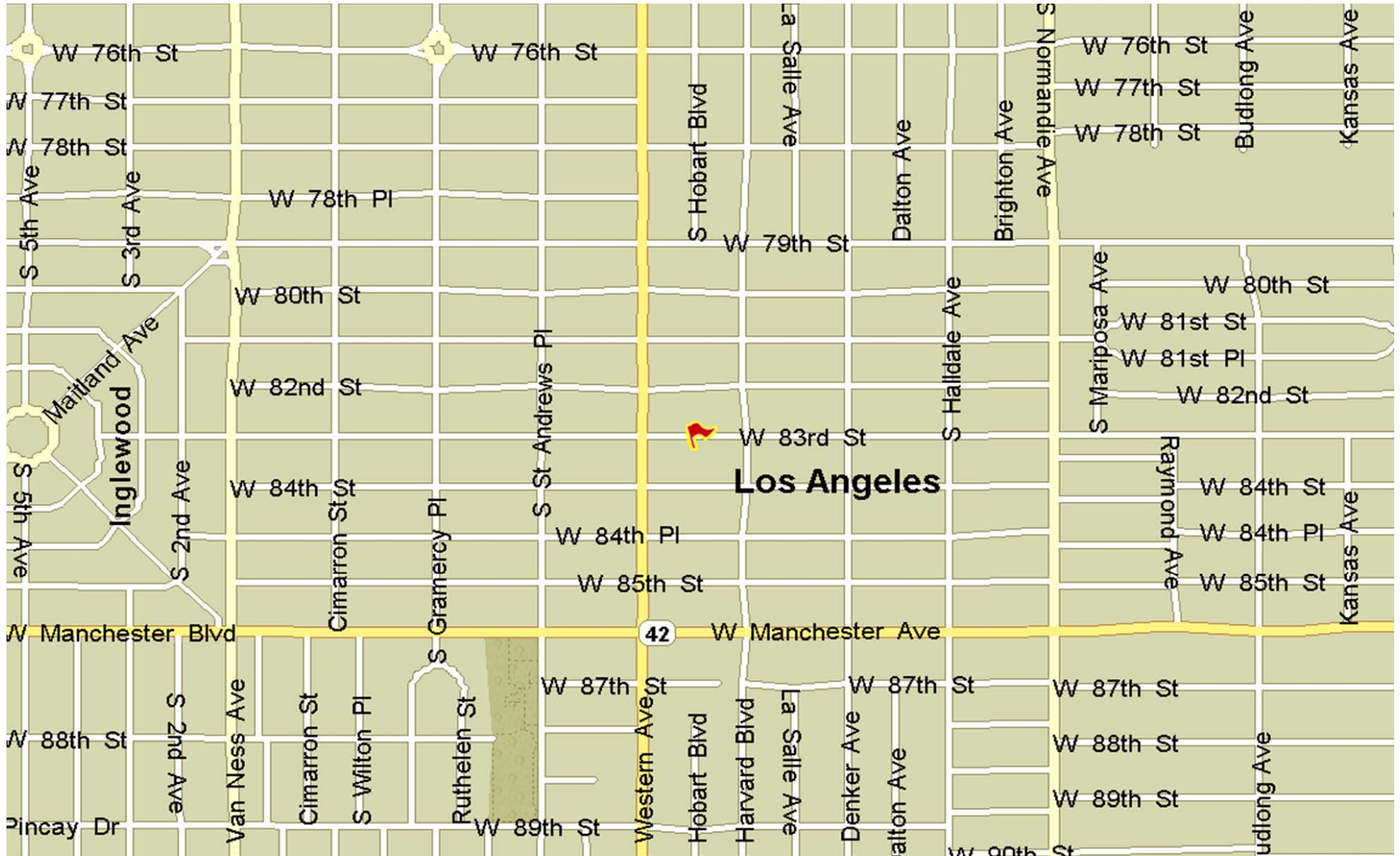
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STREET MAP



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