

# 4901 Druid St

LOS ANGELES, CA



## PRICE:

**\$875,000**

## INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- Lack of Inventory on Market
- 12.17 GRM & 5.14% Cap Rate
- Unit Mix: 2-1+1 | 1-2+1 | 1-3+2
- High Demand Rental Location
- On-Site Parking
- Individually Metered for Gas & Electric
- 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

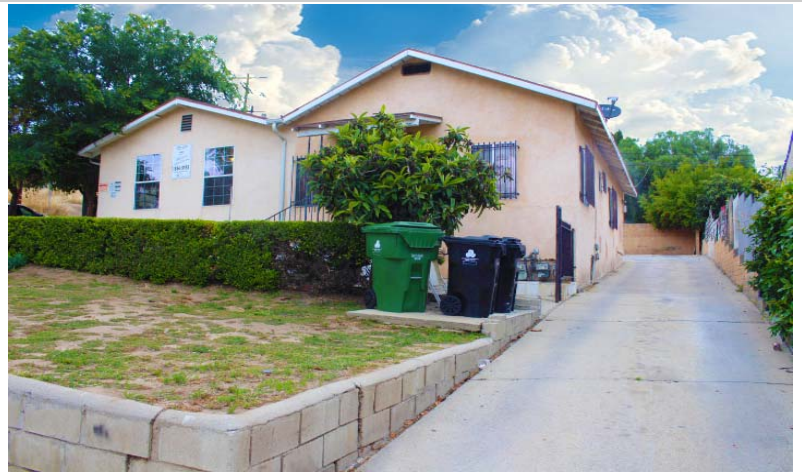
#### JAMES ANTONUCCI

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

# FOURPLEX ON DRUID ST

## INVESTMENT SUMMARY

<b>Price:</b>		<b>\$875,000</b>
Down Payment:	30%	\$262,500
<b>Units:</b>		<b>4</b>
Cost per Unit:		\$218,750
<b>Current GRM:</b>		<b>12.17</b>
<b>Current CAP:</b>		<b>5.14%</b>
Market GRM:		9.59
Market CAP:		7.16%
Age:		1959
Lot SF:		8,034
Building SF:		3,110
Price per SF:		\$281.35
Zoning:		RD2



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 Unit Mix: 2-1+1 | 1-2+1 | 1-3+2  
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## PROPOSED FINANCING

First Loan Amount:		\$612,500
Terms:	4.50%	30 Years (5-Year Fix)
Monthly Payment:		\$3,134

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
<b>Scheduled Gross Income:</b>	<b>\$71,904</b>		<b>\$91,200</b>	
Less Vacancy Rate Reserve:	2,157	3.0%	2,736	3.0%
Gross Operating Income:	69,747		88,464	
Less Expenses:	24,730	34.4%	25,853	28.3%
<b>Net Operating Income:</b>	<b>\$45,017</b>		<b>\$62,611</b>	
Less Loan Payments:	37,602	1.20	37,602	
<b>Pre-Tax Cash Flow:</b>	<b>\$7,415</b>	<b>2.8%</b>	<b>\$25,009</b>	<b>9.5%</b>
Plus Principal Reduction:	9,880		9,880	
<b>Total Return Before Taxes:</b>	<b>\$17,295</b>	<b>6.6%</b>	<b>\$34,889</b>	<b>13.3%</b>

## PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	1+1	\$1,425	\$2,850	\$1,425	\$2,850
1	2+1	\$1,393	\$1,393	\$1,875	\$1,875
1	3+2	\$1,749	\$1,749	\$2,875	\$2,875
<b>Total Scheduled Rent:</b>			<b>\$5,992</b>	<b>\$7,600</b>	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$5,992	\$7,600	
<b>Annual Scheduled Gross Income:</b>			<b>\$71,904</b>	<b>\$91,200</b>	

## ESTIMATED EXPENSES

Taxes: (new)	\$10,938
Insurance:	\$1,244
Utilities:	\$4,680
Maintenance:	\$3,139
Rubbish:	-
Reserves:	\$800
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	\$2,790
<b>Total Expenses:</b>	<b>\$24,730</b>
Per SF:	\$7.95
Per Unit:	\$6,182

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VP OF INVESTMENTS & VP OF INVESTMENTS

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## RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		3+2	\$1,749	\$2,875
2	VACANT	1+1	\$1,425	\$1,425
3		2+1	\$1,393	\$1,875
4		1+1	\$1,425	\$1,425
TOTAL:			\$5,992	\$7,600

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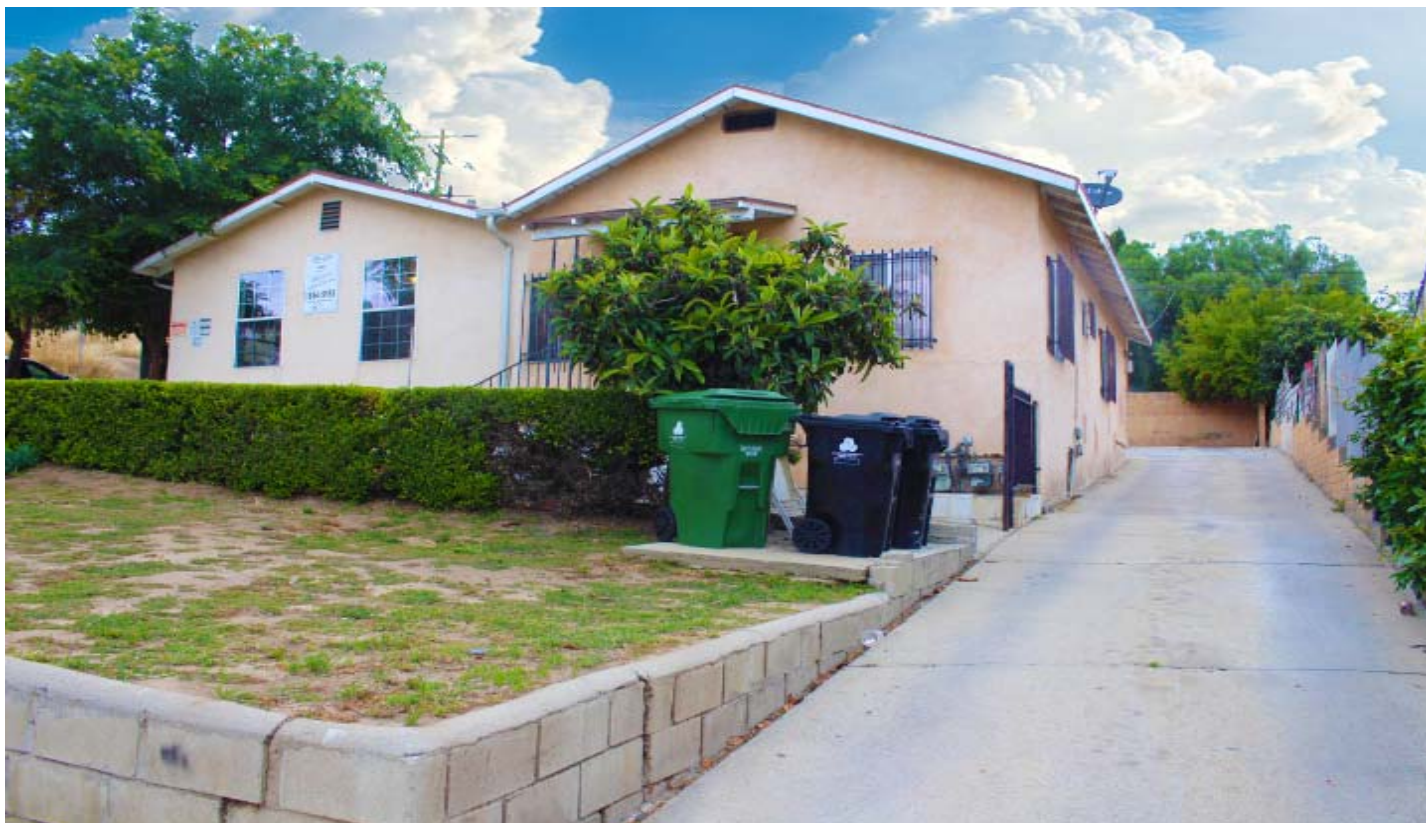
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### PHOTOS



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AERIAL VIEW



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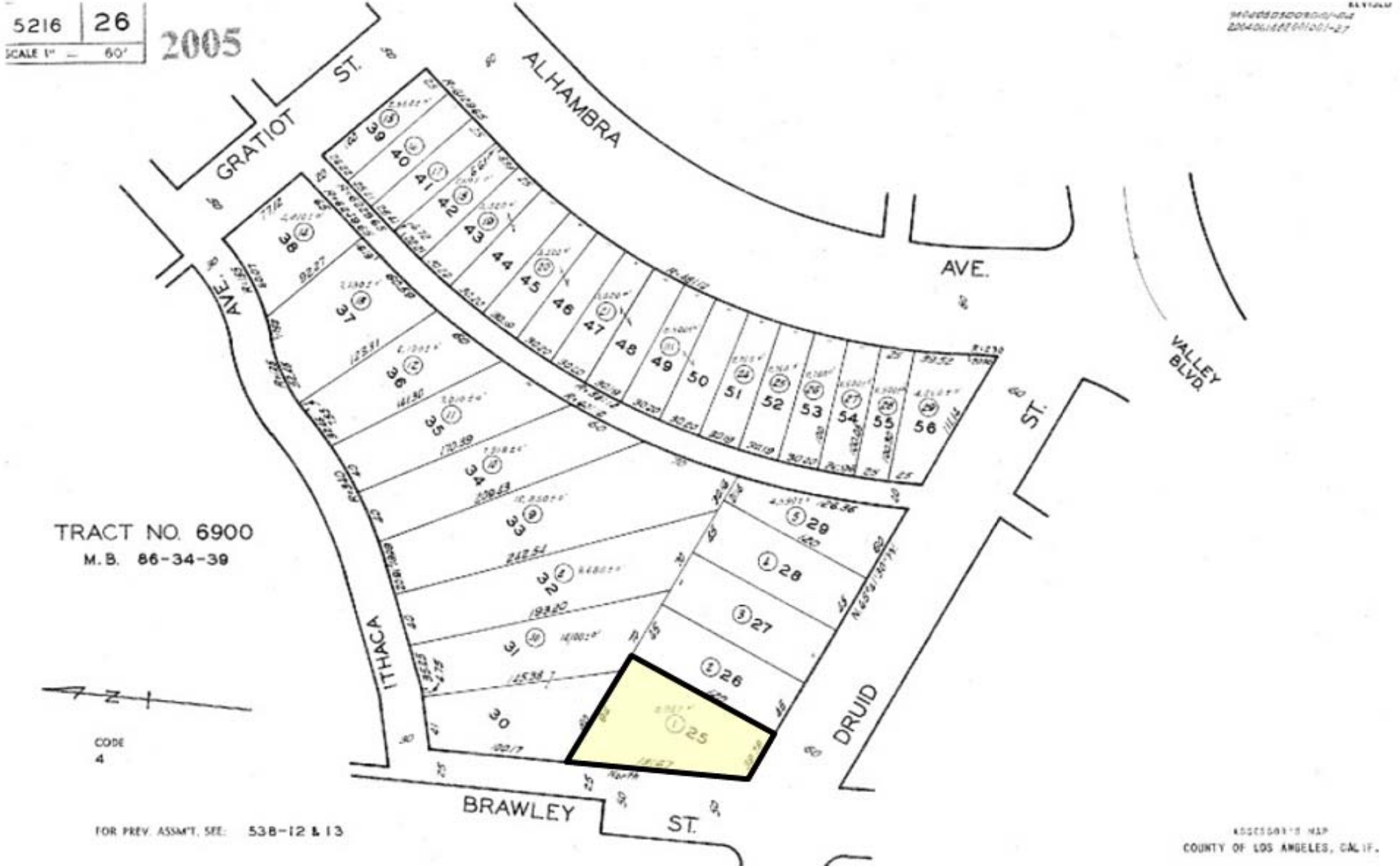
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## PARCEL MAP



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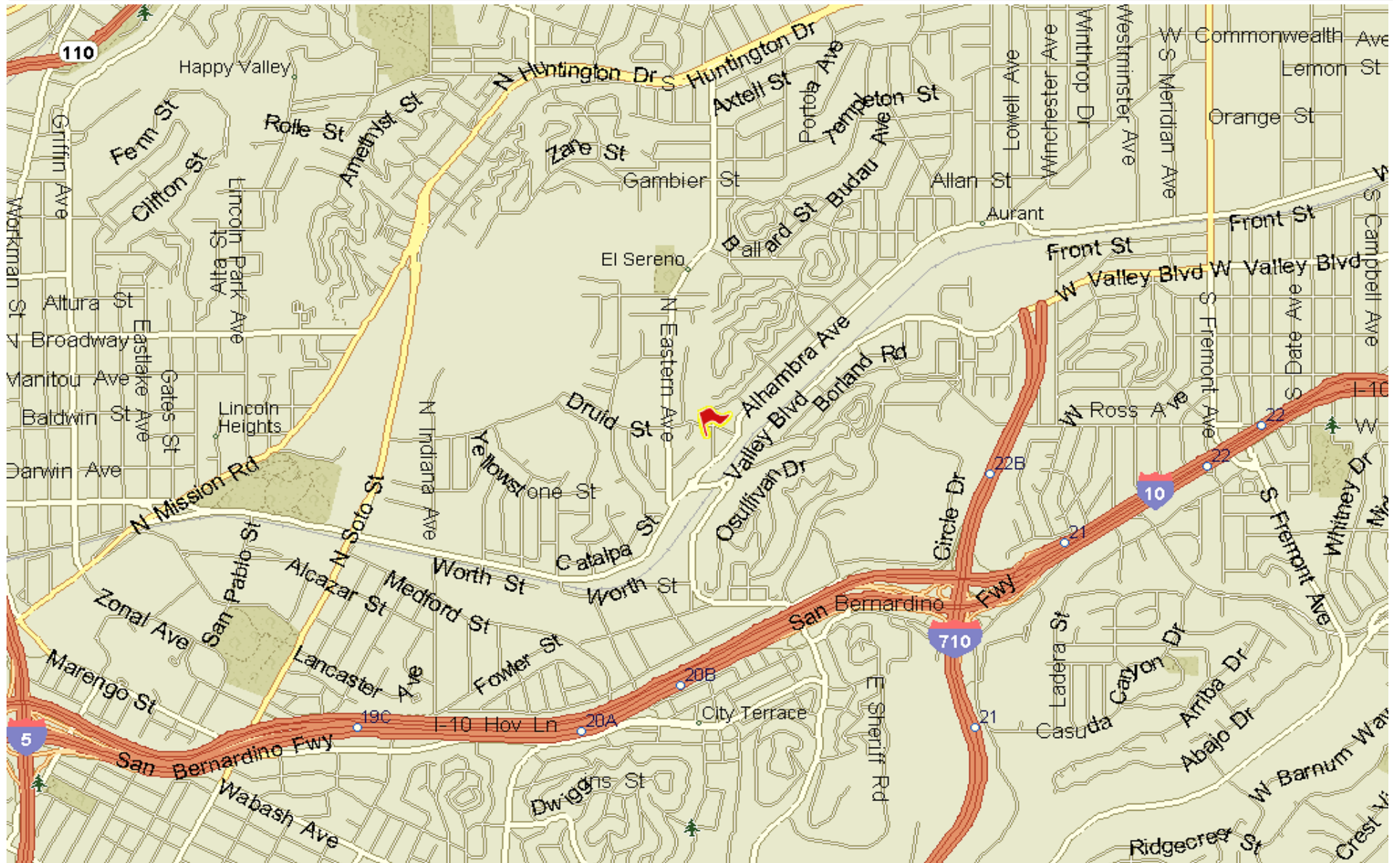
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## STREET MAP



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