

1319 Ingraham St

LOS ANGELES, CA



PRICE:

\$3,450,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- High Demand Rental Location
- 12.63 GRM & 4.10% Cap Rate
- Unit Mix: 5-Bachelor | 25-Single
- Lack of Inventory on Market
- On-Site Laundry
- Secure Entry
- Freeway / Transit Access

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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

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
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1319 INGRAHAM ST

INVESTMENT SUMMARY

Price:		\$3,450,000
Down Payment:	40%	\$1,380,000
Units:		30
Cost per Unit:		\$115,000
Current GRM:		12.63
Current CAP:		4.10%
Market GRM:		9.38
Market CAP:		6.60%
Age:		1928
Lot SF:		7,002
Building SF:		15,807
Price per SF:		\$218.26
Zoning:		CW



Unit Mix: 5-Bachelor | 25-Single
Lack of Inventory on Market
High Demand Rental Location
12.63 GRM & 4.10% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$2,070,000
Terms:	4.25%	30 Years (5-Year Fix)
Monthly Payment:		\$10,183

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$273,161		\$367,800	
Less Vacancy Rate Reserve:	8,195	3.0%	11,034	3.0%
Gross Operating Income:	264,966		356,766	
Less Expenses:	123,570	45.2%	129,078	35.1%
Net Operating Income:	\$141,396		\$227,688	
Less Loan Payments:	122,198	1.16	122,198	
Pre-Tax Cash Flow:	\$19,198	1.4%	\$105,490	7.6%
Plus Principal Reduction:	34,895		34,895	
Total Return Before Taxes:	\$54,093	3.9%	\$140,385	10.2%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
5	Bachelor	\$674	\$3,372	\$850	\$4,250
25	Single	\$770	\$19,241	\$1,050	\$26,250
Total Scheduled Rent:			\$22,613	\$30,500	
Laundry:			\$150	\$150	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$22,763	\$30,650	
Annual Scheduled Gross Income:			\$273,161	\$367,800	

ESTIMATED EXPENSES

Taxes: (new)	\$43,125
Insurance:	\$6,323
Utilities:	\$32,400
Maintenance:	\$11,923
Rubbish:	\$4,500
Reserves:	\$6,000
Landscaping:	-
Pest Control:	\$540
Off-Site Mgmt:	\$10,599
On-Site Mgmt:	\$8,160
Total Expenses:	\$123,570
Per SF:	\$7.82
Per Unit:	\$4,119

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RENT ROLL

UNIT #	UNIT TYPE	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
1	Single	-	\$696	\$1,050
2	Single	-	\$732	\$1,050
3	Single	\$800	\$849	\$1,050
4	Bachelor	\$500	\$625	\$850
5	Single	\$500	\$724	\$1,050
6	Single	-	\$664	\$1,050
7	Bachelor	\$400	\$639	\$850
8	Single	-	\$730	\$1,050
9	Single	-	\$659	\$1,050
10	Single	\$800	\$849	\$1,050
11	Single	-	\$659	\$1,050
12	Single	\$975	\$975	\$1,050
13	Single	\$700	\$765	\$1,050
14	Bachelor	-	\$695	\$850
15	Single	\$800	\$849	\$1,050
16	Single	\$700	\$812	\$1,050
17	Bachelor	\$775	\$775	\$850
18	Single	\$625	\$725	\$1,050
19	Single	\$250	\$734	\$1,050
20	Single	\$1,100	\$1,100	\$1,050
21	Single	\$300	\$683	\$1,050
22	Single	-	\$679	\$1,050
23	Single	\$500	\$732	\$1,050
24	Single	\$775	\$775	\$1,050
25	Single	\$1,050	\$1,050	\$1,050
26	Single	-	\$772	\$1,050
27	Bachelor	\$400	\$639	\$850
28	Single	-	\$664	\$1,050
29	Single	-	\$644	\$1,050
30	Single	\$625	\$725	\$1,050
TOTAL:		\$12,575	\$22,613	\$30,500

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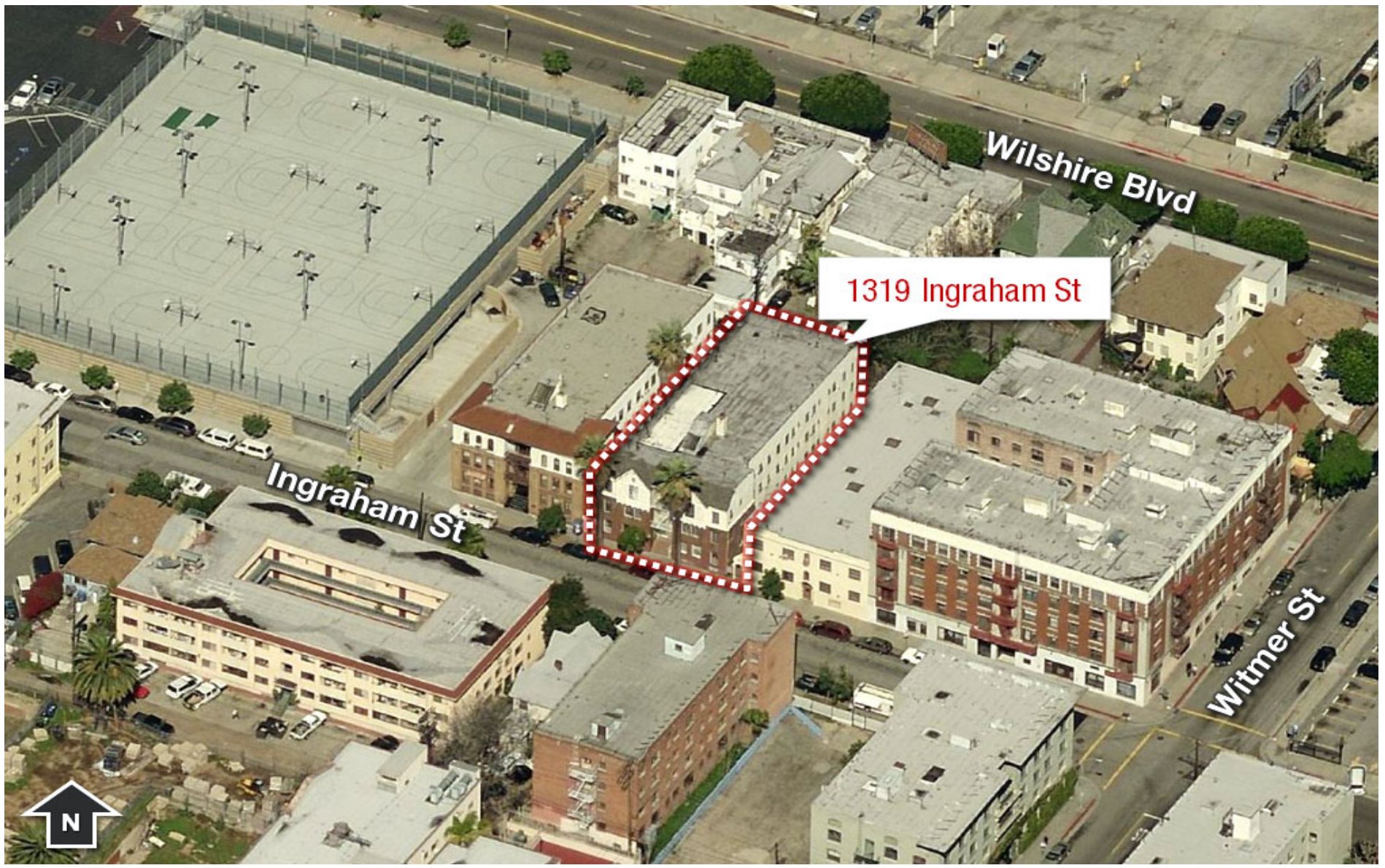
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1319 INGRAHAM ST

AERIAL VIEW



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PARCEL MAP

5143	14 SHEET	P. A. 1584-14	TRA 87	REVISED 19680318 2003090810002001-09	2004022412026001-23 2005052504010001-23	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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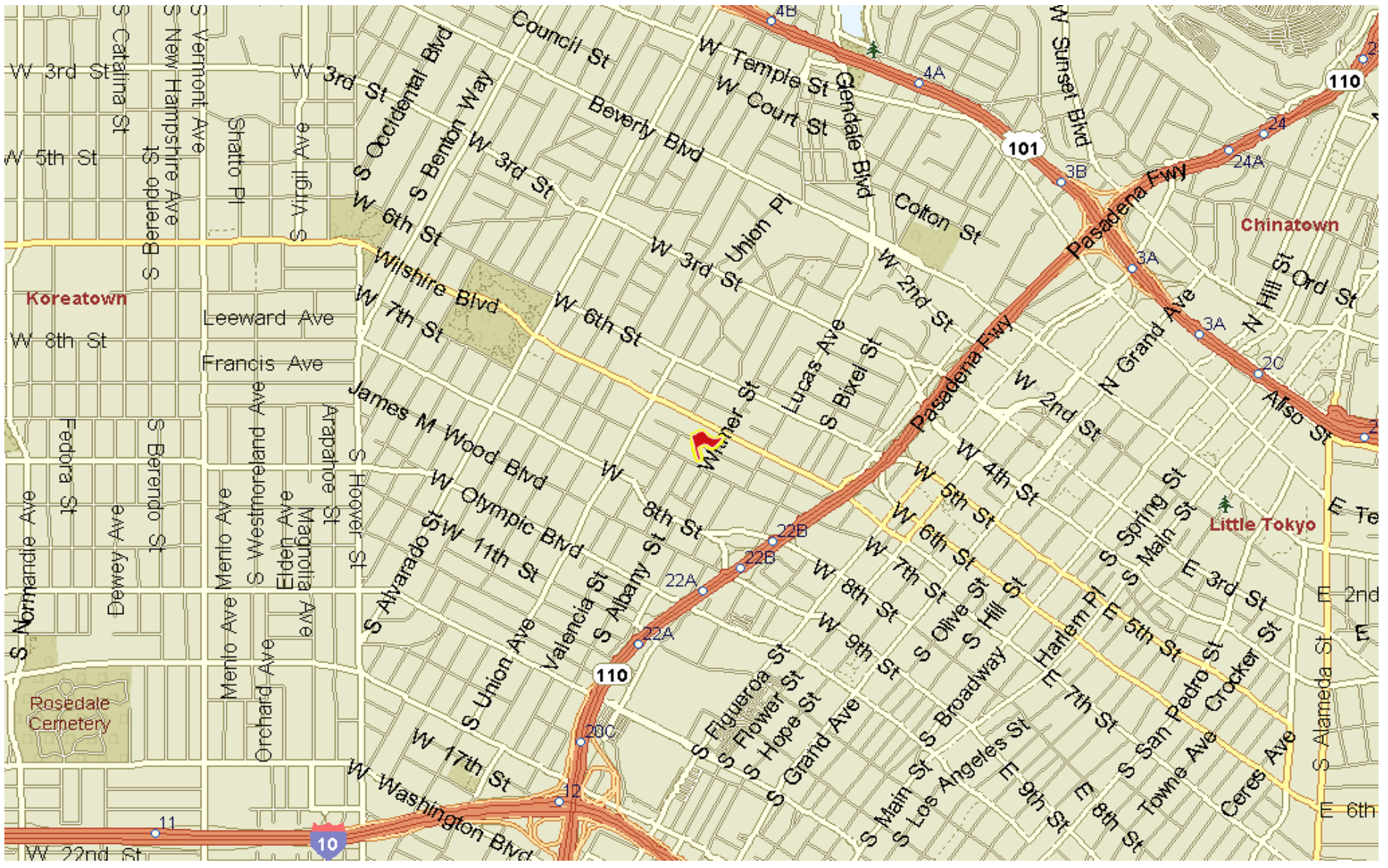
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1319 INGRAHAM ST

STREET MAP



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