

10876 Sutter Ave

PACOIMA, CA



PRICE:

\$760,000

INVESTMENT HIGHLIGHTS:

- 21.22 GRM, 2.25% CAP
- Copper Plumbing
- Unit Mix: 2-1+1 | 1-2+1 | 1-3+1
- Roof In Good Condition
- On-Site Parking with Storage
- Individually Metered for Gas & Electric
- Close Proximity to 5 & 118 Freeways
- 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
MKE@APLAGROUP.COM

CRISTINA ORTEGA
SENIOR ASSOCIATE
BRE # 02084408
818-636-8403
CRISTINASELLS1@GMAIL.COM

FOURPLEX ON SUTTER AVE

INVESTMENT SUMMARY

Price:		\$760,000
Down Payment:	100%	\$760,000
Units:		4
Cost per Unit:		\$190,000
Current GRM:		21.22
Current CAP Rate:		2.25%
Age:		1940
Lot SF:		7,099
Building SF:		2,140
Price per SF:		\$355.14
Zoning:		LARD 1.5



Great Location
Unit Mix: 2-1+1 | 1-2+1 | 1-3+1
Roof In Good Condition

PROPOSED FINANCING

First Loan Amount:	-
Terms:	-
Monthly Payment:	-

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$35,820		\$96,240	
Less Vacancy Rate Reserve:	1,075	3.0%	2,887	3.0%
Gross Operating Income:	34,745		93,353	
Less Expenses:	17,620	49.2%	19,964	20.7%
Net Operating Income:	\$17,126		\$73,389	
Less Loan Payments:	-		-	
Total Return Before Taxes:	\$17,126	2.3%	\$73,389	9.7%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT	PRO-FORMA	
# OF UNITS	UNIT TYPE	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	1+1	\$1,385	\$1,560	\$3,120
1	2+1	\$710	\$2,000	\$2,000
1	3+1	\$890	\$2,900	\$2,900
Total Scheduled Rent:		\$2,985		\$8,020
Laundry:				
Parking, Storage, Misc:				
Monthly Scheduled Gross Inc		\$2,985		\$8,020
Annual Scheduled Gross Inc		\$35,820		\$96,240

ESTIMATED EXPENSES

Taxes: (new)	\$9,500
Insurance:	\$1,070
Utilities:	\$4,440
Maintenance:	\$1,390
Rubbish:	\$360
Reserves:	\$800
Pest Control:	\$420
Total Expenses:	\$17,620
Per SF:	\$8.23
Per Unit:	\$4,405

FOURPLEX ON SUTTER AVE

RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
A	1+1	\$675	\$1,560
B	3+1	\$890	\$2,900
C	2+1	\$710	\$2,000
D	1+1	\$710	\$1,560
TOTAL:		\$2,985	\$8,020

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PHOTOS



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FOURPLEX ON SUTTER AVE

AERIAL VIEW

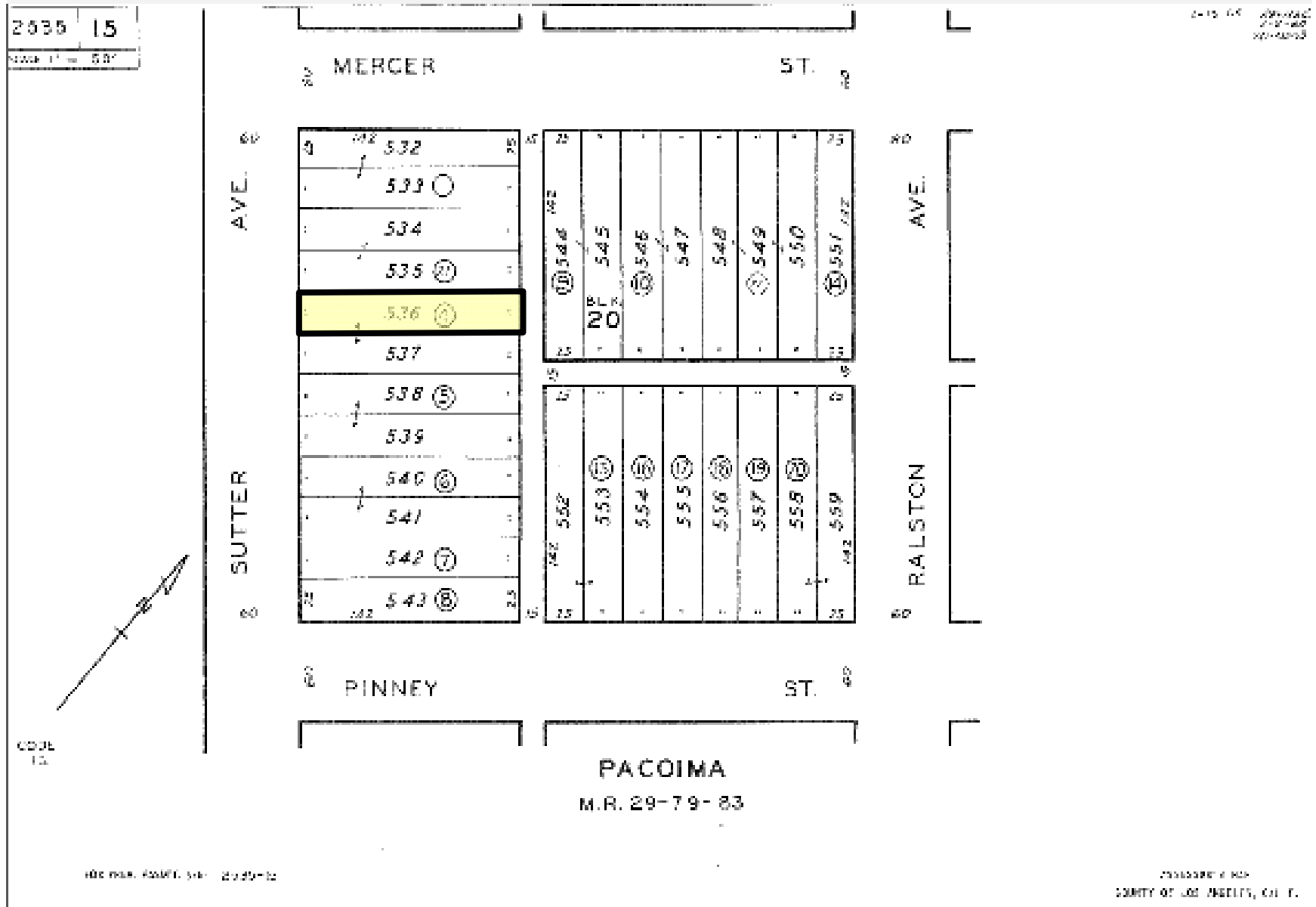


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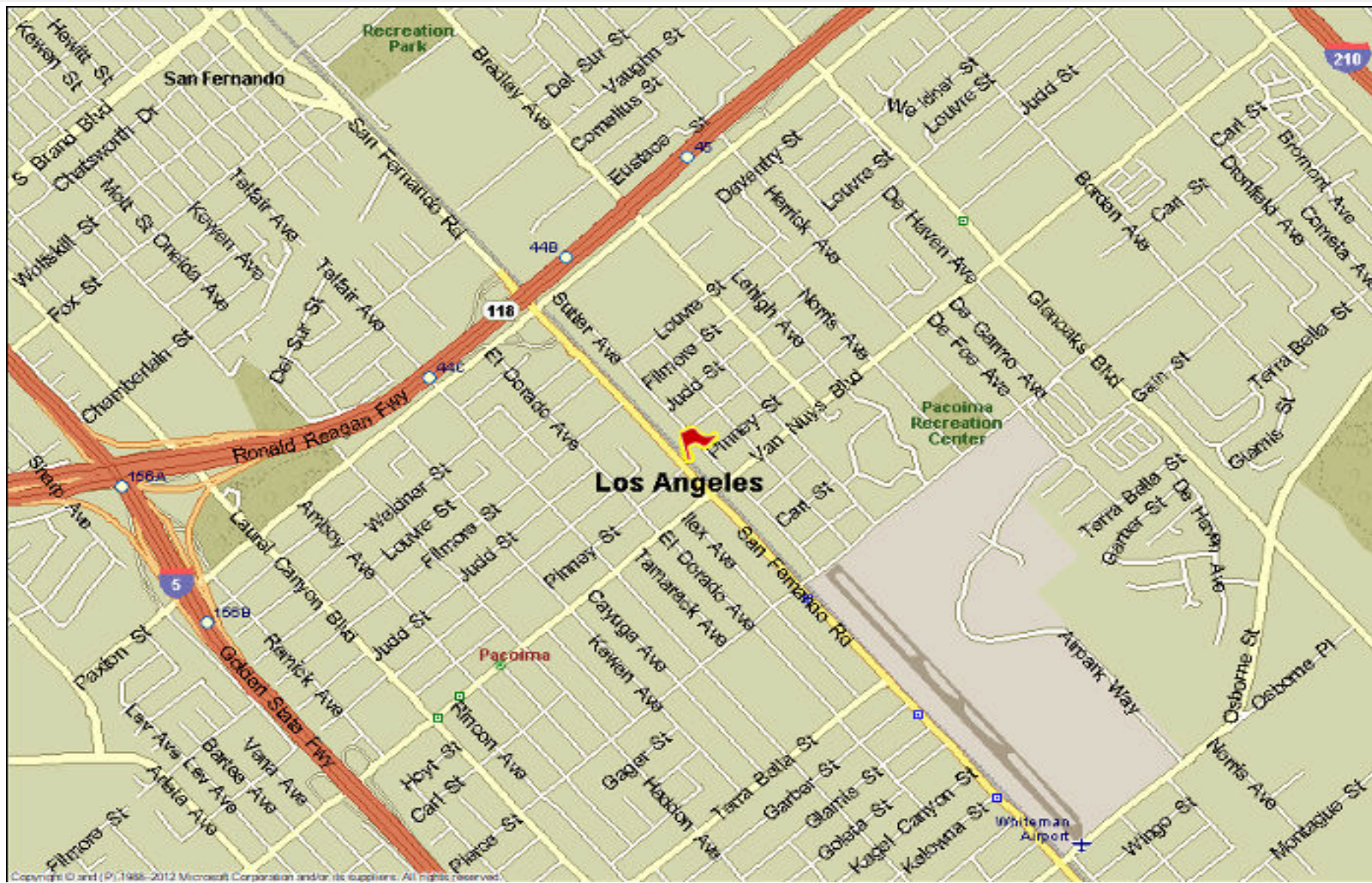
PARCEL MAP



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STREET MAP



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