

1119-1121 W 85TH ST

LOS ANGELES, CA



PRICE:

\$715,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- On-Site Parking with Storage
- 16.26 GRM & 3.43% Cap Rate
- Unit Mix: 4-1+1
- Individually Metered for Gas & Electric
- High Demand Rental Location
- Lack of Inventory on Market
- Residential Financing Available



KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
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JAMES ANTONUCCI
VP OF INVESTMENTS
BRE # 01822661
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4 UNITS ON 85TH ST

INVESTMENT SUMMARY		
Price:		\$715,000
Down Payment:	100%	\$715,000
Units:		4
Cost per Unit:		\$178,750
Current GRM:		16.26
Current CAP:		3.43%
Market GRM:		10.64
Market CAP:		6.39%
Age:		1929
Lot SF:		5,574
Building SF:		3,198
Price per SF:		\$223.58
Zoning:		RD1.5



Great Los Angeles Location
Unit Mix: 4-1+1
Individually Metered for Gas & Electric
16.26 GRM & 3.43% 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:	\$43,980		\$67,200	
Less Vacancy Rate Reserve:	1,319	3.0%	2,016	3.0%
Gross Operating Income:	42,661		65,184	
Less Expenses:	18,156	41.3%	19,508	29.0%
Net Operating Income:	\$24,504		\$45,676	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$24,504	3.4%	\$45,676	6.4%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$24,504	3.4%	\$45,676	6.4%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$916	\$3,665	\$1,400	\$5,600
Total Scheduled Rent:			\$3,665		\$5,600
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$3,665		\$5,600
Annual Scheduled Gross Income:			\$43,980		\$67,200
Taxes: (new)					\$8,938
Insurance:					\$1,279
Utilities:					\$4,080
Maintenance:					\$1,920
Rubbish:					-
Reserves:					\$800
Landscaping:					\$600
Pest Control:					\$540
Off-Site Mgmt:					-
Total Expenses:					\$18,156
Per SF:					\$5.68
Per Unit:					\$4,539

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$935	\$1,400
2	1+1	\$1,145	\$1,400
3	1+1	\$750	\$1,400
4	1+1	\$835	\$1,400
TOTAL:		\$3,665	\$5,600

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PHOTOS



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AERIAL VIEW



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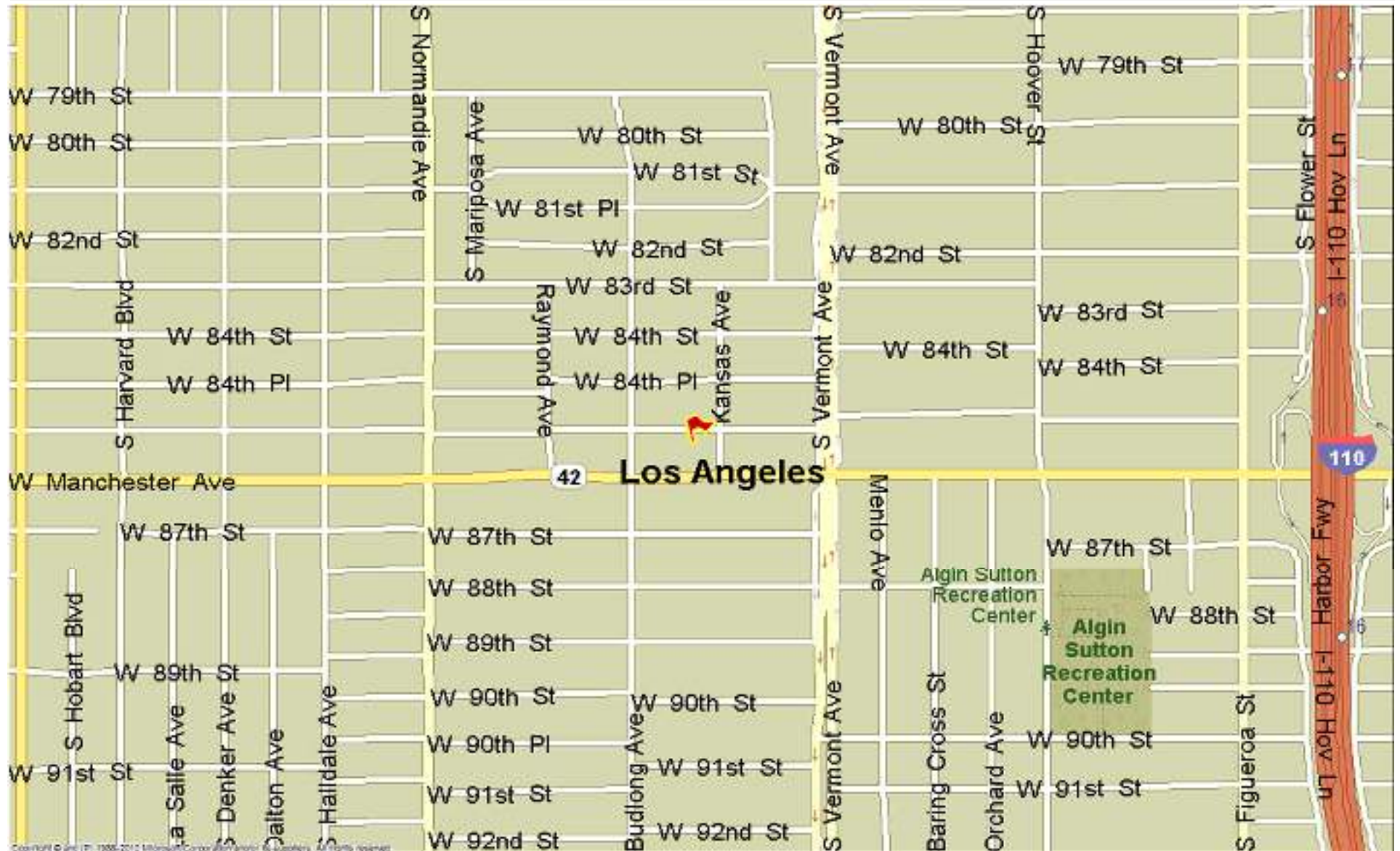
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PARCEL MAP



4 UNITS ON 85TH ST

STREET MAP



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