

1221 S. Fairfax Ave

LOS ANGELES, CA



PRICE:

\$1,210,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- High Demand Rental Location
- 18.01 GRM & 3.10% Cap Rate
- Unit Mix: 6-1+1
- Freeway / Transit Access
- Secure Entry
- Garage Parking
- Individually Metered for Gas & Electric

apla GROUP

KW COMMERCIAL

12001 VENTURA BLVD
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
(213) 820-1335
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 0182261
(818) 432-1647
JAMES@APLAGROUP.COM

6 UNITS ON FAIRFAX AVE

INVESTMENT SUMMARY		
Price:		\$1,275,000
Down Payment:	100%	\$1,275,000
Units:		6
Cost per Unit:		\$212,500
Current GRM:		18.01
Current CAP:		3.10%
Market GRM:		11.04
Market CAP:		6.30%
Age:		1950
Lot SF:		5,503
Building SF:		4,302
Price per SF:		\$296.37
Zoning:		R3



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PROPOSED FINANCING		
First Loan Amount:		\$0
Terms:	4.50%	30 Years (5-Year Fix)
Monthly Payment:		\$0

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$70,788			\$115,500	
Less Vacancy Rate Reserve:	2,124	3.0%		3,465	3.0%
Gross Operating Income:	68,664			112,035	
Less Expenses:	29,095	41.1%		31,697	27.4%
Net Operating Income:	\$39,570			\$80,338	
Less Loan Payments:	0			0	
Pre-Tax Cash Flow:	\$39,570	3.1%		\$80,338	6.3%
Plus Principal Reduction:	0			0	
Total Return Before Taxes:	\$39,570	3.1%		\$80,338	6.3%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
6	1+1	\$979	\$5,874	\$1,600	\$9,600
Total Scheduled Rent:			\$5,874		\$9,600
Laundry:					
Parking, Storage, Misc:			\$25		\$25
Monthly Scheduled Gross Income:			\$5,899		\$9,625
Annual Scheduled Gross Income:			\$70,788		\$115,500

ESTIMATED EXPENSES	
Taxes: (new)	\$15,938
Insurance:	\$1,291
Utilities:	\$6,120
Maintenance:	\$2,747
Rubbish:	\$720
Reserves:	\$1,200
Landscaping:	\$600
Pest Control:	\$480
Off-Site Mgmt:	-
Total Expenses:	\$29,095
Per SF:	\$6.76
Per Unit:	\$4,849

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VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

BRE # 01274379, BRE # 01957437, & 01822661

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$1,075	\$1,600
2	1+1	\$638	\$1,600
3	1+1	\$1,325	\$1,600
4	1+1	\$1,070	\$1,600
5	1+1	\$741	\$1,600
6	1+1	\$1,025	\$1,600
TOTAL:		\$5,874	\$9,600

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PHOTOS



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AERIAL VIEW



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PARCEL MAP



MICHAEL PESCI, ADAM J GONZALEZ, & JAMES ANTONUCCI

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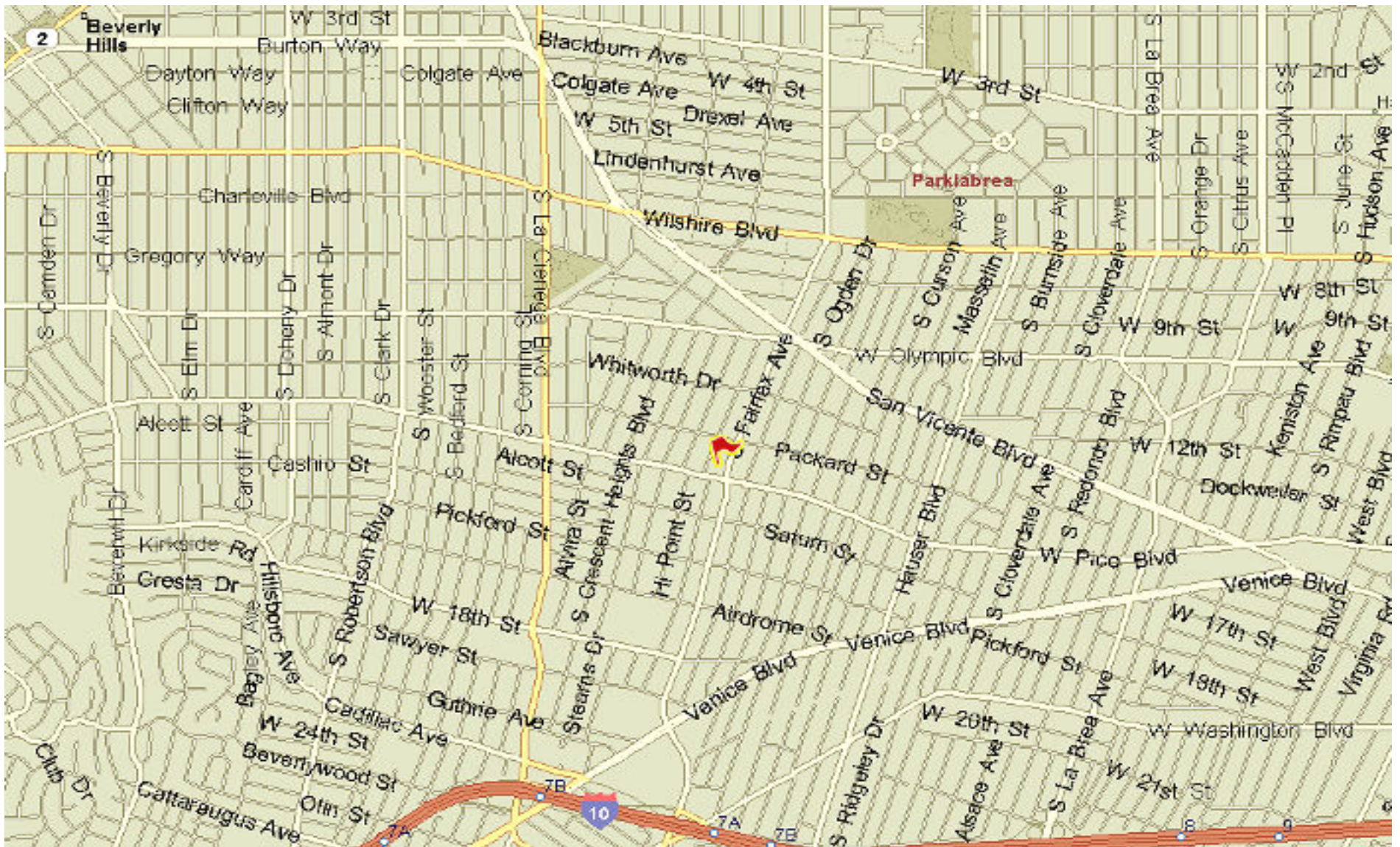
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STREET MAP



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