5 Units in Los Angeles!

1321 W. 36th St.
Los Angeles, CA

Investment Highlights

- **GREAT UNIT MIX: 1-1+1; 4-2+1**
- **Pride of Ownership**
- **Individually Metered for Gas & Elec-**
- **HUGE RENTAL UPSIDE**
- **Located Near USC Campus**
- **High Demand Rental Location**

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Property Address

1321 W. 36th St.
Los Angeles, CA

Investment Summary

Price:		$	**849,000**
Down Payment:	**50%**	$	**424,500**
Number of Units:			**5**
Cost per Unit:		$	169,800
Current GRM:			**17.03**
Current CAP:			**3.12%**
Market GRM:			6.33
Market CAP:			12.22%
Approx. Age:			1948/1964
Approx. Lot Size: (Sq. Ft.)			6,803
Approx. Building Sq. Ft.:			3,943
Cost per Net RSF:		$	215.32

Proposed Financing

First Loan Amoı	$424,500	New Financing
Terms: 4.00%	$2,026.63	Monthly (3 yr. fix / due in 30)

* Pride Of Ownership
* Close to Fwy
* Individually Metered
* **Huge Rental Upside**
* Tremendous Rental Location
* Great Unit Mix: 1-1+1;4-2+1

Annualized Operating Data

	Current Rents			Market Rents		
Scheduled Gross Income:	**$**	**49,860**		**$**	**134,160**	
Less Vacancy Rate Reserve:		1,247	2.5%		3,354	2.5%
Gross Operating Income:		48,614			130,806	
Less Expenses:		22,095	44.31%		27,026	20.14%
Net Operating Income:	**$**	**26,519**		**$**	**103,780**	
Less Loan Payments:		24,320			24,320	
Pre-Tax Cash Flow:	**$**	**2,199**	**0.52%**		**79,460**	**18.72%**
Plus Principal Reduction:		7,475			7,475	
Total Return Before Taxes:	**$**	**9,674**	**2.3%**	**$**	**86,935**	**20.5%**

Property Rental Information

Unit Mix		Current Rents				Market Rents			
# of Units	Unit Type	Ave. Monthly Rent/Unit		Monthly Income		Monthly Rent/Unit		Monthly Income	
1	1+1	$	766	$	766	$	1,500	$	1,500
4	2+1	$	847	$	3,389	$	2,400	$	9,600
Total Scheduled Rent:				**$**	**4,155**			**$**	**11,100**
Laundry:				$	-			$	80
Parking, Storage, Misc:				$	-			$	-
Monthly Scheduled Gross Income:				**$**	**4,155**			**$**	**11,180**
Annual Scheduled Gross Income:				**$**	**49,860**			**$**	**134,160**

Estimated Annualized Expenses

Taxes: **(New)**	$	10,613
Insurance	$	1,380
Utilities	$	4,800
Maintenance	$	2,742
Rubbish	$	540
Reserves & Misc	$	1,000
Landscaping	$	600
Pest Control	$	420
Total Expenses:	**$**	**22,095**
Per Net Sq. Ft.:		$5.60
Per Unit:		$4,418.97

1321 W. 36th St.

Rent Roll

Tenant Name	Unit Number	Unit Type	Current Rent	Market Rent
	1	2+1	$ 927	$ 2,400
	2	2+1	$ 867	$ 2,400
	3	1+1	$ 766	$ 1,500
	4	2+1	$ 824	$ 2,400
	5	2+1	$ 771	$ 2,400
GRAND TOTALS:			$ 4,155	$ 11,100

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If you are looking for an Estimated Selling Price, or you are seriously considering selling your property and would like me to prepare a **FREE, No Obligation, In-Depth Market Analysis**, please fill out the form below. You may fax it to 213-769-5002. I will contact you upon receipt.

Property Address: ______________________________
____

Number of Units: ________

Year Built: _________

Monthly Income

Unit #	Unit Type	Rent
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
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		$
		$
		$
		$
		$

Estimated Annual Expenses

Item	Amount
Taxes	$
Insurance	$
Water/Trash	$
Gas	$
Electricity	$
Maint. / Repairs	$
Landscaping	$
Management	$
Misc. / Reserves	$

Current Loan Balance: ______________

Monthly Payment: ______________

Contact Information

Owner: ______________________

Phone: ______________________

Address: ______________________
____

Email: ______________________

Please fax to 213-769-5002

(No Cover Page Needed)

(All Information will be kept confidential.)

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