# 5 Units in Los Angeles!


## 1437 S. Cochran Ave.
## Los Angeles, CA

### Investment Highlights

- <u>1 (2+1) MAYBE DELIVERED VACANT AT COE</u>
- All Copper Plumbing
- High Demand Rental Location
- <u>ON-SITE PARKING & LAUNDRY</u>
- Close to Freeway/Downtown
- Unit Mix: 2– 1+1; 3-2+1
- Individually Metered for Gas & Elect.


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**Property Address**

**1437 S. Cochran Ave.
Los Angeles, CA**

## Investment Summary

| | | | |
|---|---|---|---|
| **Price:** | | **$** | **900,000** |
| **Down Payment:** | **40%** | **$** | **360,000** |
| **Number of Units:** | | | **5** |
| Cost per Unit: | | $ | 180,000 |
| **Current GRM:** | | | **13.29** |
| **Current CAP:** | | | **4.62%** |
| Market GRM: | | | 11.63 |
| Market CAP: | | | 5.61% |
| Approx. Age: | | | 1959 |
| Approx. Lot Size: (Sq. Ft.) | | | 6,649 |
| Approx. Building Sq. Ft.: | | | 3,800 |
| Cost per Net RSF: | | $ | 236.84 |


## Proposed Financing

| | | |
|---|---|---|
| First Loan Amou | $540,000 | New Financing |
| Terms: 4.25% | $2,656.48 | Monthly (5 yr. fix / due in 30) |

* Pride Of Ownership
* 2-1+1; 3-2+1
* Individually Metered
* On-Site Laundry & Parking
* Tremendous Rental Location
* Close to Fwy/Downtown

## Annualized Operating Data

| | Current Rents | | | Market Rents | | |
|---|---|---|---|---|---|---|
| **Scheduled Gross Income:** | **$** | **67,704** | | **$** | **77,400** | |
| Less Vacancy Rate Reserve: | | 2,031 | 3.0% | | 2,322 | 3.0% |
| Gross Operating Income: | | 65,673 | | | 75,078 | |
| Less Expenses: | | 24,062 | 35.54% | | 24,627 | 31.82% |
| **Net Operating Income:** | **$** | **41,611** | | **$** | **50,451** | |
| Less Loan Payments: | | 31,878 | | | 31,878 | |
| **Pre-Tax Cash Flow:** | **$** | **9,733** | **2.70%** | | **18,574** | **5.16%** |
| Plus Principal Reduction: | | 9,103 | | | 9,103 | |
| **Total Return Before Taxes:** | **$** | **18,836** | **5.2%** | **$** | **27,677** | **7.7%** |

## Property Rental Information

| Unit Mix | | Current Rents | | | | Market Rents | | | |
|---|---|---|---|---|---|---|---|---|---|
| **# of Units** | **Unit Type** | **Ave. Monthly Rent/Unit** | | **Monthly Income** | | **Monthly Rent/Unit** | | **Monthly Income** | |
| 2 | 1+1 | $ | 978.50 | $ | 1,957 | $ | 1,100 | $ | 2,200 |
| 3 | 2+1 | $ | 1,215 | $ | 3,650 | $ | 1,400 | $ | 4,200 |
| **Total Scheduled Rent:** | | | | **$** | **5,607** | | | **$** | **6,400** |
| Laundry: | | | | $ | 35 | | | $ | 50 |
| Parking, Storage, Misc: | | | | $ | - | | | $ | - |
| **Monthly Scheduled Gross Income:** | | | | **$** | **5,642** | | | **$** | **6,450** |
| **Annual Scheduled Gross Income:** | | | | **$** | **67,704** | | | **$** | **77,400** |

## Estimated Annualized Expenses

| | | |
|---|---|---|
| Taxes: **(New)** | $ | 11,250 |
| Insurance | $ | 1,330 |
| Utilities | $ | 4,800 |
| Maintenance | $ | 4,062 |
| Rubbish | $ | 540 |
| Reserves & Misc | $ | 1,000 |
| Landscaping | $ | 600 |
| Pest Control | $ | 480 |
| **Total Expenses:** | | **$24,062** |
| Per Net Sq. Ft.: | | $6.33 |
| Per Unit: | | $4,812.45 |

# 1437 S. Cochran Ave., Los Angeles, CA

## Rent Roll

| Tenant Name | Unit Number | Unit Type | Current Rent | Market Rent |
|---|---|---|---|---|
| | 1 | 2+1 | $ 1,195 | $ 1,400 |
| **Section 8** | 2 | 1+1 | $ 1,050 | $ 1,100 |
| | 3 | 2+1 | $ 1,055 | $ 1,400 |
| | 4 | 1+1 | $ 907 | $ 1,100 |
| | 5 | 2+1 | $ 1,400 | $ 1,400 |
| GRAND TOTALS: | | | $ 5,607 | $ 6,400 |

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