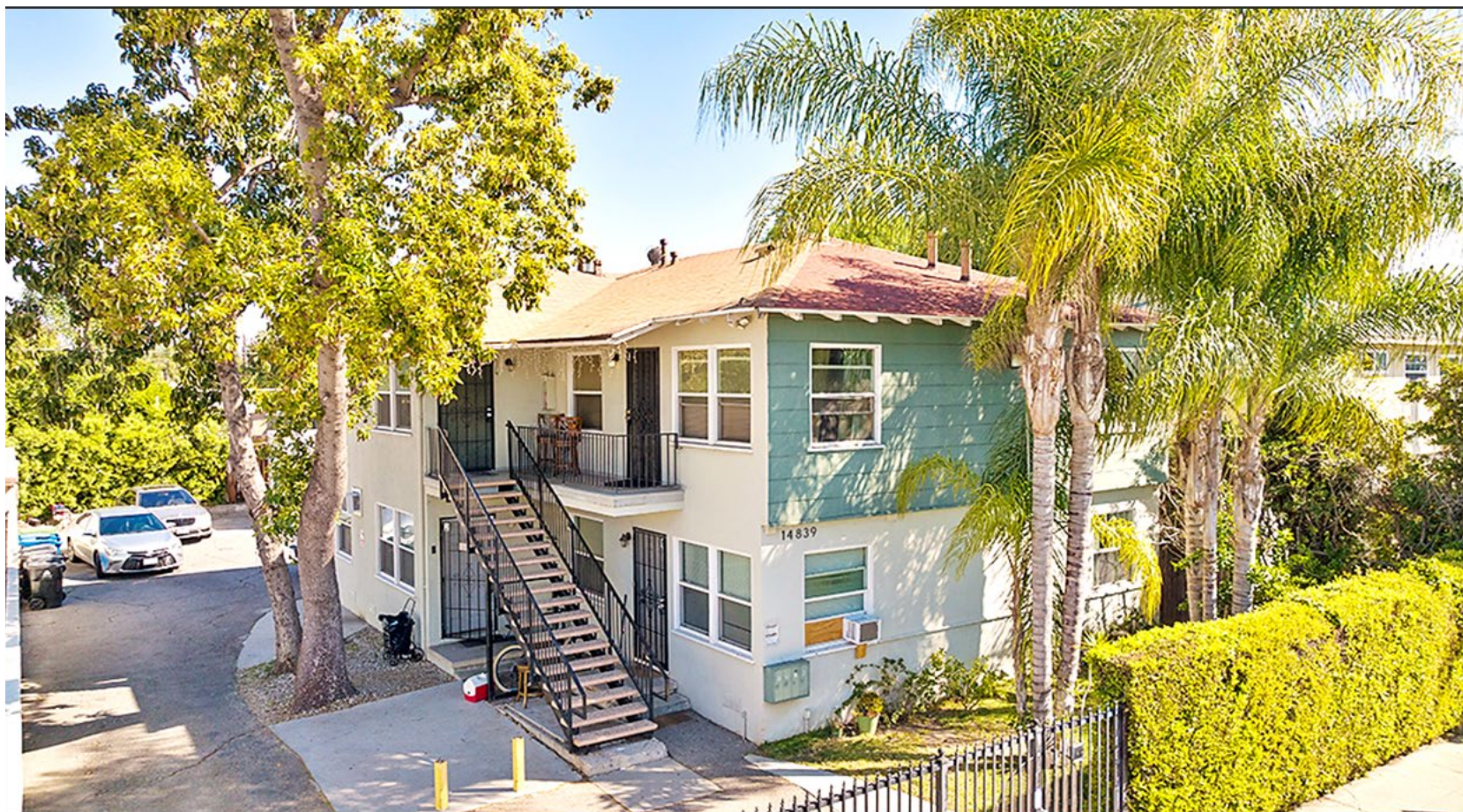


14839 Blythe St

PANORAMA CITY, CA



PRICE:

\$1,125,000

INVESTMENT HIGHLIGHTS:

- Great Panorama City Location
- Pride of Ownership
- 17.93 GRM & 3.07% Cap Rate
- Unit Mix: 2-1+1 | 2-2+1
- High Demand Rental Location
- On-Site Parking with Storage
- Individually Metered Gas & Electric
- Near Walmart, Target & Home Depot

apla GROUP

KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI
VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

FOURPLEX ON BLYTHE ST

INVESTMENT SUMMARY		
Price:		\$1,125,000
Down Payment:	100%	\$1,125,000
Units:		4
Cost per Unit:		\$281,250
Current GRM:		17.93
Current CAP:		3.07%
Market GRM:		12.34
Market CAP:		5.42%
Age:		1956
Lot SF:		6,943
Building SF:		2,976
Price per SF:		\$378.02
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		-
Terms:	3.25%	30 Years (5-Year Fix)
Monthly Payment:		-

Great Panorama City Location
Unit Mix: 2-1+1 | 2-2+1
Individually Metered Gas & Electric
17.93 GRM & 3.07% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$62,760		\$91,200	
Less Vacancy Rate Reserve:	1,883	3.0%	2,736	3.0%
Gross Operating Income:	60,877		88,464	
Less Expenses:	26,290	41.9%	27,531	30.2%
Net Operating Income:	\$34,587		\$60,933	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$34,587	0.0%	\$60,933	0.0%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$34,587	0.0%	\$60,933	0.0%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	1+1	\$1,203	\$2,405	\$1,700	\$3,400
2	2+1	\$1,313	\$2,625	\$2,000	\$4,000
Total Scheduled Rent:			\$5,030	\$7,400	
Laundry:			\$200	\$200	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$5,230	\$7,600	
Annual Scheduled Gross Income:			\$62,760	\$91,200	

ESTIMATED EXPENSES

Taxes: (new)	\$14,063
Insurance:	\$1,488
Utilities:	\$4,800
Maintenance:	\$2,739
Rubbish:	-
Reserves:	\$800
Landscaping:	\$1,500
Pest Control:	\$900
	-
Total Expenses:	\$26,290
Per SF:	\$8.83
Per Unit:	\$6,572

FOURPLEX ON BLYTHE ST

RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	\$1,250	\$2,000
2	2+1	\$1,375	\$2,000
3	1+1	\$1,030	\$1,700
4	1+1	\$1,375	\$1,700
TOTAL:		\$5,030	\$7,400

FOURPLEX ON BLYTHE ST

PHOTOS

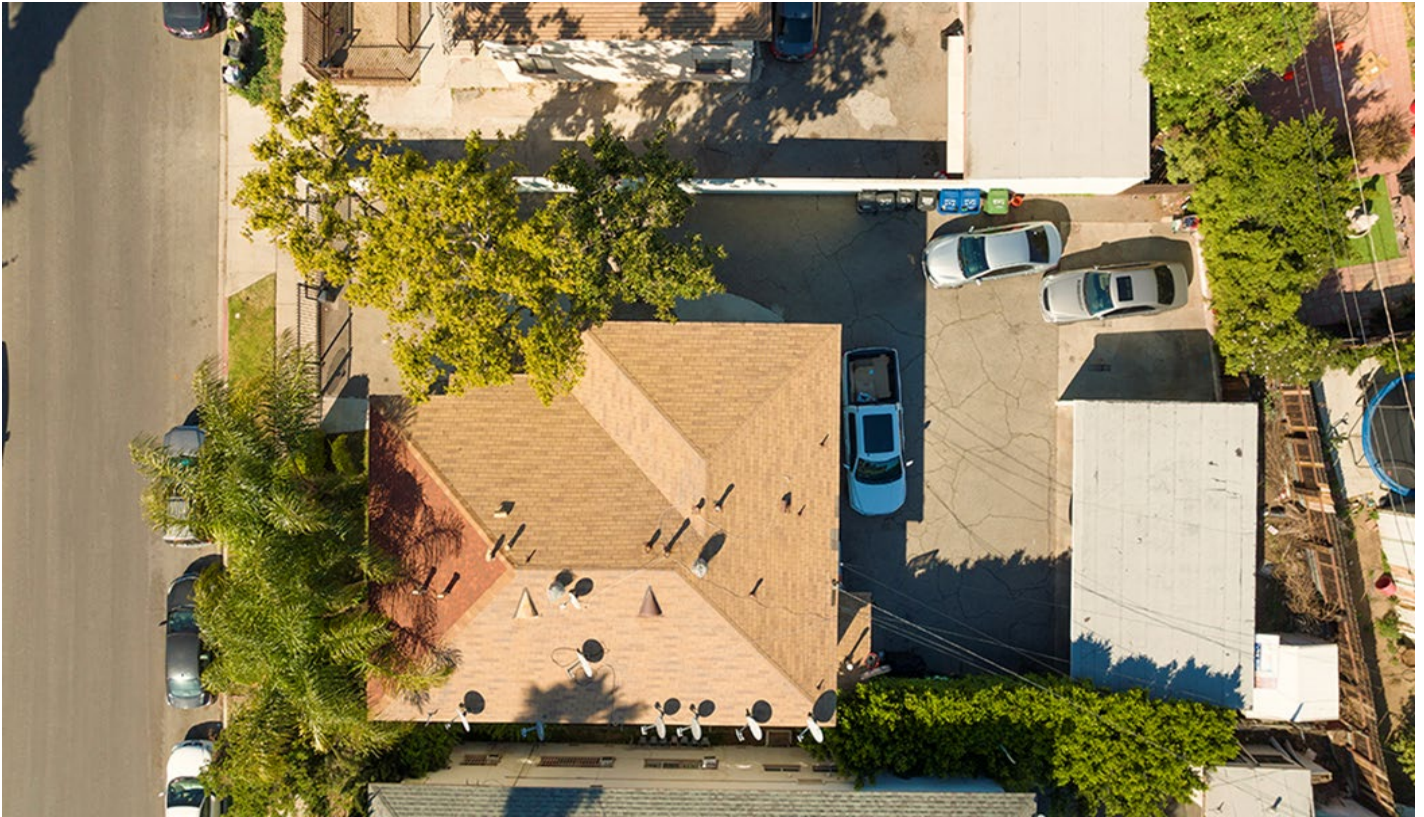


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FOURPLEX ON BLYTHE ST

AERIAL VIEW



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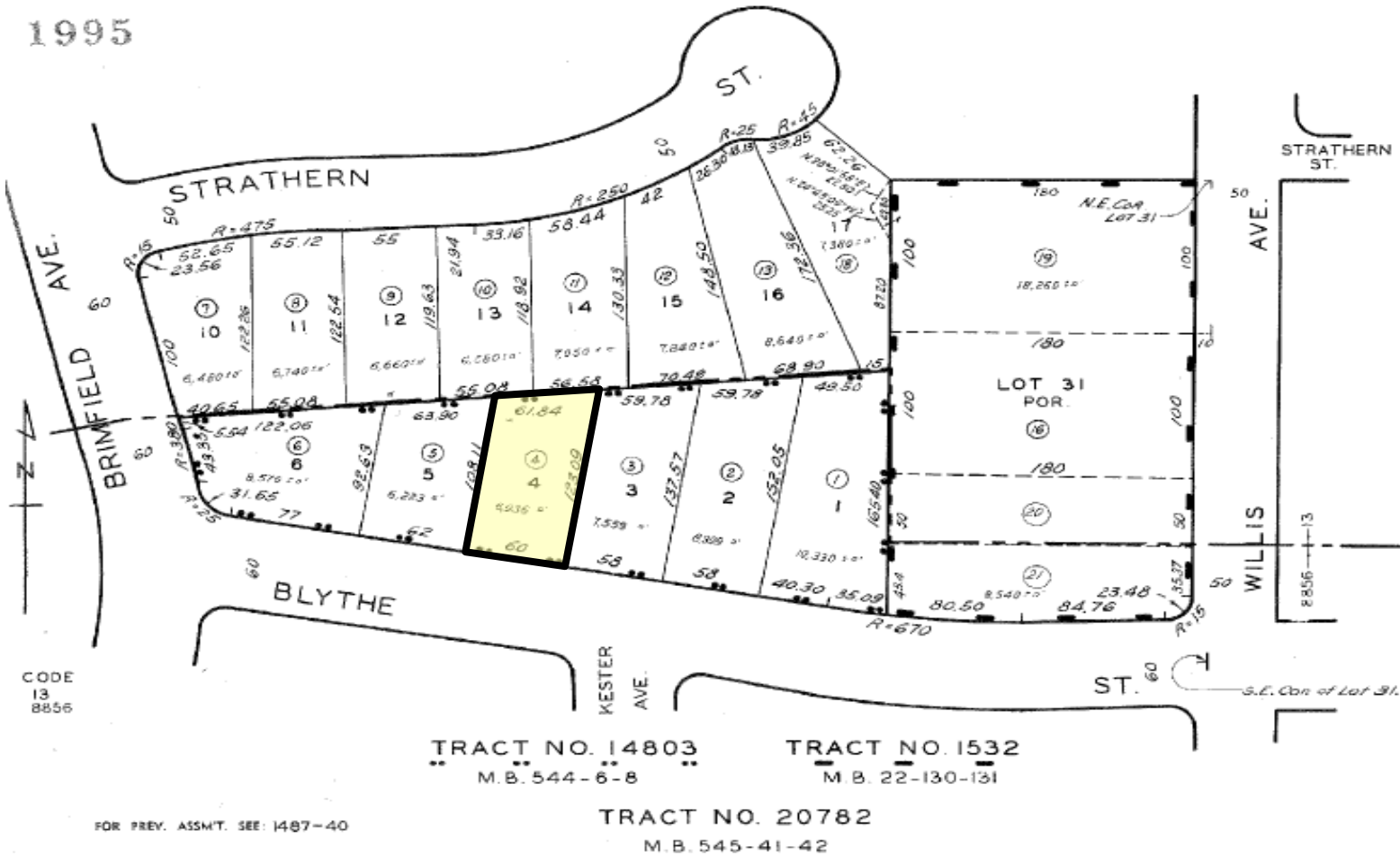
FOURPLEX ON BLYTHE ST

PARCEL MAP

2209 | 40
SCALE 1" = 80'

1995

2-18-65 12-9-55
5-15-58
4-28-59
9-14-60
2-4-64 E
850299



CODE
13
8856

FOR PREV. ASSMT. SEE: 1487-40

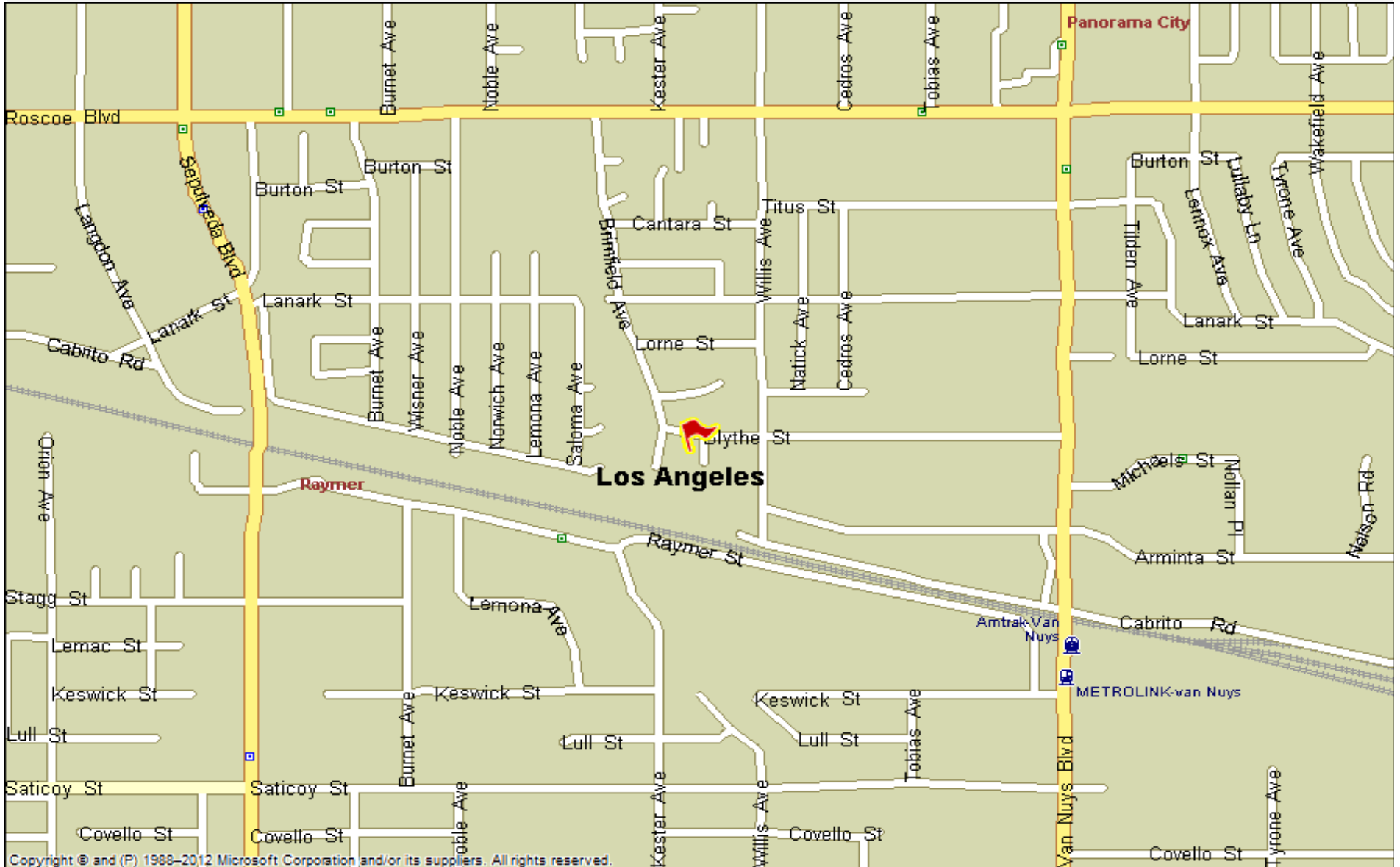
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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FOURPLEX ON BLYTHE ST

STREET MAP



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