1497 W 29th St

LOS ANGELES, CA



PRICE:

\$1,340,000

INVESTMENT HIGHLIGHTS:

- Security Cameras
- New 100 Gallon Water Heater
- 10.32 GRM & 5.74% Cap Rate
- Unit Mix: 6-Single | 2-1+1
- Newer Roof

- New Gated Parking Lot
- Updated Copper Plumbing
- Secure Gated Entry
- Updated Electrical
- High Demand USC Rental Location



KW COMMERCIAL

4605 LANKERSHIM BLVD SUITE #635 TOLUCA LAKE, CA 91602 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

	INVESTMENT SUMMARY	
Price:		\$1,340,000
Down Payment:	45%	\$603,000
Units:		8
Cost per Unit:		\$167,500
Current GRM:		10.32
Current CAP:		5.74%
Market GRM:		8.72
Market CAP:		7.33%
Age:		1922
Lot SF:		5,625
Building SF:		3,040
Price per SF:		\$440.79
Zoning:		LAR2



Great Los Angeles Location Unit Mix: 6-Single | 2-1+1 Secure Gated Entry 10.32 GRM & 5.74% Cap Rate

PROPOSED FINANCING

First Loan Amount: \$737,000
Terms: 6.50% 30 Years (5-Year Fix)
Monthly Payment: \$4,703

ANNUALIZED OPERATING DATA					
	CURRENT		PRO-FORMA		
Scheduled Gross Income:	\$129,821		\$153,600		
Less Vacancy Rate Reserve:	3,895	3.0%	4,608	3.0%	
Gross Operating Income:	125,927		148,992		
Less Expenses:	49,055	37.8%	50,785	33.1%	
Net Operating Income:	\$76,872		\$98,207		
Less Loan Payments:	56,438	1.36	56,438		
Pre-Tax Cash Flow:	\$20,434	3.4%	\$41,770	6.9%	
Plus Principal Reduction:	8,236		8,236		
Total Return Before Taxes:	\$28,670	4.8%	\$50,006	8.3%	

Total Nete	in before rakes.			Ψ20,070	4.070	Ψ'	0.570
	PF	ROPERTY RENTAL	_ INFORMATION			ESTIMATE	ED EXPENSES
UNIT	MIX	CURF	RENT	PRO-F	ORMA	Taxes: (new)	\$16,750
# OF	UNIT	RENT	TOTAL	RENT	TOTAL	Insurance:	\$5,420
UNITS	TYPE	PER UNIT	INCOME	PER UNIT	INCOME	Utilities:	\$10,560
6	Single	\$1,234	\$7,401	\$1,500	\$9,000	Maintenance:	\$5,037
2	1+1	\$1,659	\$3,317	\$1,850	\$3,700	Rubbish:	\$2,880
						Reserves:	\$1,600
						Landscaping:	\$1,500
						Pest Control:	\$900
		-		:			
Total Sche	eduled Rent:		\$10,718		\$12,700		
Laundry:			\$100		\$100		
Parking, Stor	age, Misc:					Total Expenses:	\$49,055
Monthly Sche	eduled Gross Income:		\$10,818		\$12,800	Per SF:	\$16.14
Annual Sc	heduled Gross Inc	ome:	\$129,821		\$153,600	Per Unit:	\$6,132





RENT ROLL

		UNIT	CURRENT	MARKET
UNIT #	NOTES	TYPE	RENT	RENT
1		1+1	\$1,804	\$1,850
2 3		Single Single	\$1,491 \$1,627	\$1,500 \$1,500
4		Single	\$1,143	\$1,500
5 6		1+1 Single	\$1,513 \$908	\$1,850 \$1,500
7		Single	\$958	\$1,500
8		Single	\$1,274	\$1,500

TOTAL:



\$12,700

\$10,718







PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI



PHOTOS

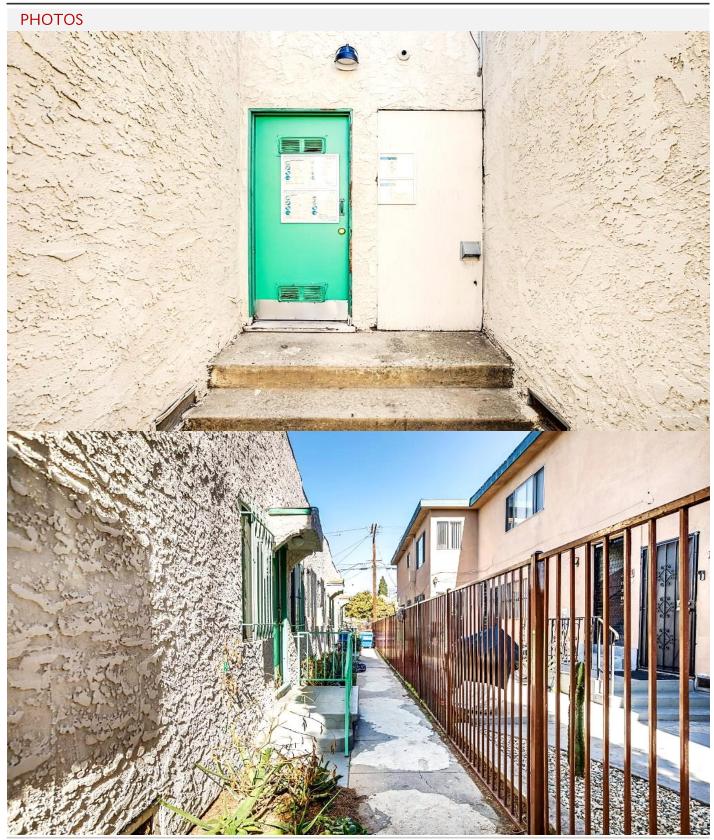




PHOTOS







MICHAEL PESCI & JAMES ANTONUCCI











MICHAEL PESCI & JAMES ANTONUCCI





MICHAEL PESCI & JAMES ANTONUCCI



PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

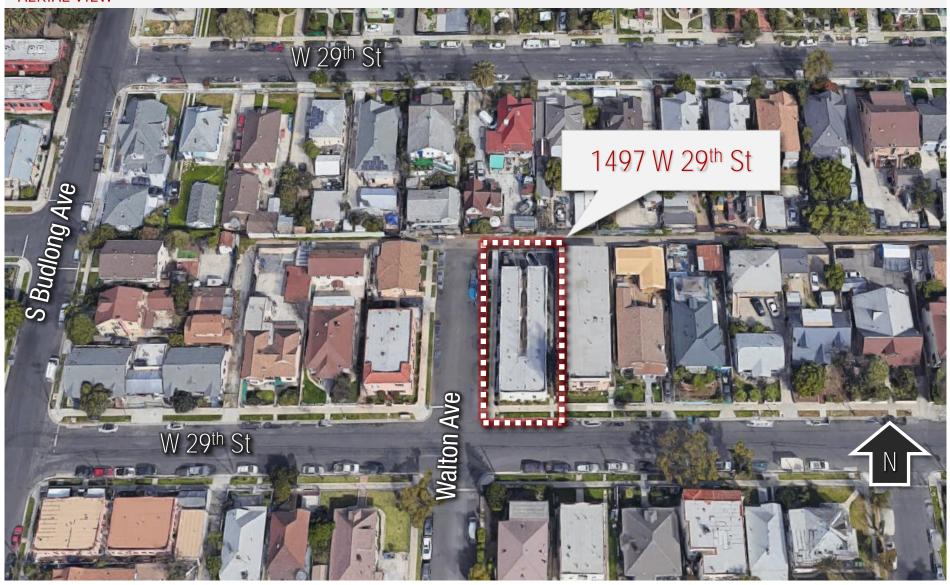




MICHAEL PESCI & JAMES ANTONUCCI



AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI



PARCEL MAP

5054 34

ST. ₈28™ C.S. 5267 ÄĘ. (F) (O) @ |1 # ②5 BUDLONG ⊕43 WALTON AVE. & ⑥ ⊚ 26 (4) . 30 இ 31 0 @ 33 ⊚ 32 25 g **244** 28 3 45 ST.® 29TH CATALINA ST. GILLIS AND ROTHSCHILDS LEHIGH TRACT M.R. 29-7 SUBDIVISION OF THE VOGT TRACT CODE M.R. 24-16 WIESENDANGER TRACT

M. R. 9 - 68

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.



FOR PREV. ASSM'T. SEE: 47 - 6,10 &11

VP OF INVESTMENTS & VP OF INVESTMENTS BRE # 01274379 & BRE # 01822661 (818) 432-1627 & (818) 432-1513



N.C. F. LOLD

STREET MAP Santa Monica Fwy Normandie √V 22nd St W 22nd St Juliet St W 22nd PI 🖁 W 23rd St Western Ave 23rd St VV 23rd St W 24th St Budleng V<mark>V 24th St</mark> Raymond Adams silve of the W 25th St W 25th St W 25th St वे S Hobart Blvd Van Buren PI Dana St ₩ 27th St ₩ 27th St W 27th St S Harvard Blwd Ellendale Pl Mento Ave ₩ 28th St W 28th St Salle Ave ₩<mark>29th</mark>S W 29th St Los Angeles VV 30th St VV 30th St Brighton Aw W 30th St Halldate A W 30th PI Kenwood e e W Jefferson Blvg W Jefferson Blvd walton Webb Tower W <mark>3</mark>5th St Lyon Center W <mark>35</mark>th PL Brooks Pavilion Denker W 36th St W 36th P1 G. Mudd ₩V 37th St



