

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

apla GROUP

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

8 UNITS ON 29TH ST

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%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
6	Single	\$1,234	\$7,401	\$1,500	\$9,000
2	1+1	\$1,659	\$3,317	\$1,850	\$3,700
Total Scheduled Rent:			\$10,718		\$12,700
Laundry:			\$100		\$100
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$10,818		\$12,800
Annual Scheduled Gross Income:			\$129,821		\$153,600
Taxes: (new)					\$16,750
Insurance:					\$5,420
Utilities:					\$10,560
Maintenance:					\$5,037
Rubbish:					\$2,880
Reserves:					\$1,600
Landscaping:					\$1,500
Pest Control:					\$900
Total Expenses:					\$49,055
Per SF:					\$16.14
Per Unit:					\$6,132

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		1+1	\$1,804	\$1,850
2		Single	\$1,491	\$1,500
3		Single	\$1,627	\$1,500
4		Single	\$1,143	\$1,500
5		1+1	\$1,513	\$1,850
6		Single	\$908	\$1,500
7		Single	\$958	\$1,500
8		Single	\$1,274	\$1,500
TOTAL:			\$10,718	\$12,700

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PHOTOS



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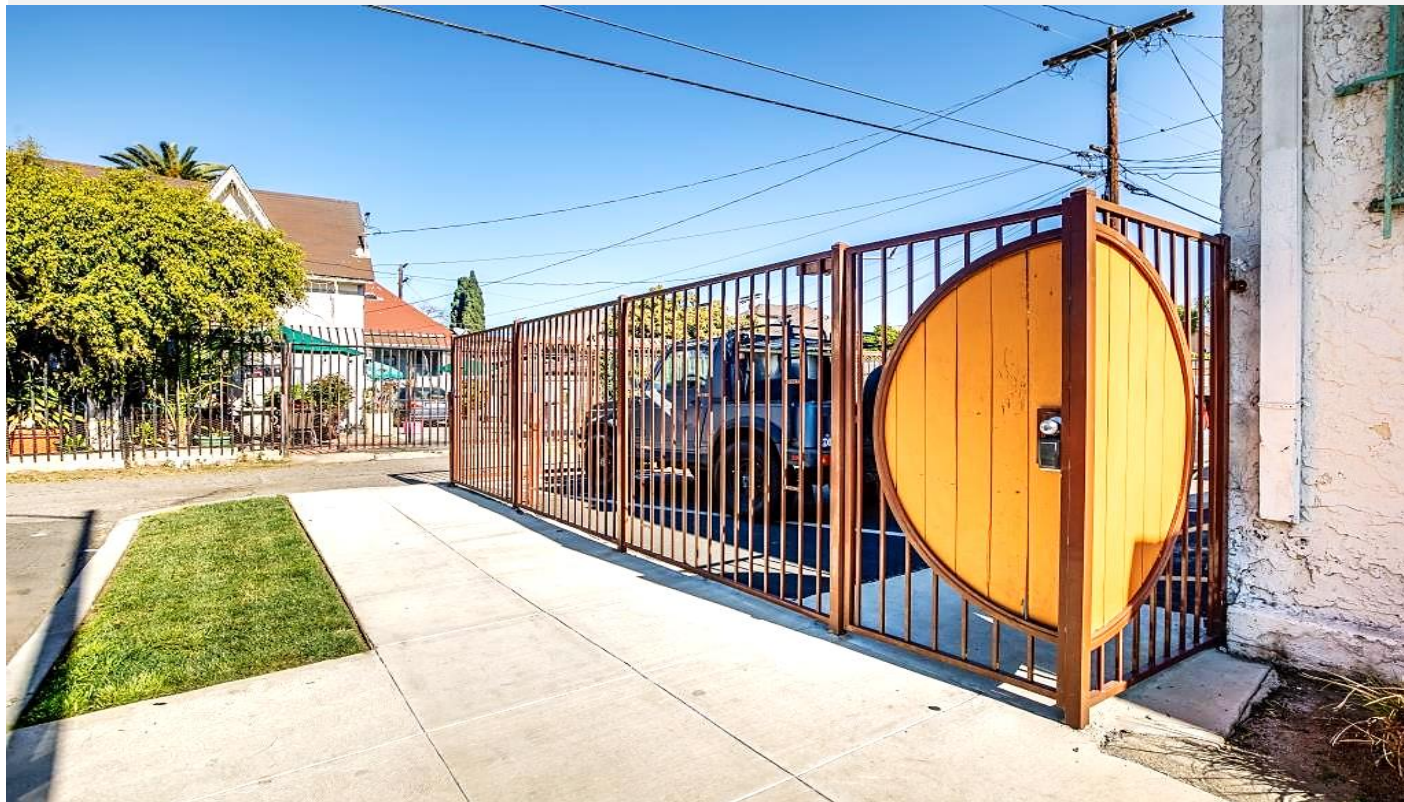
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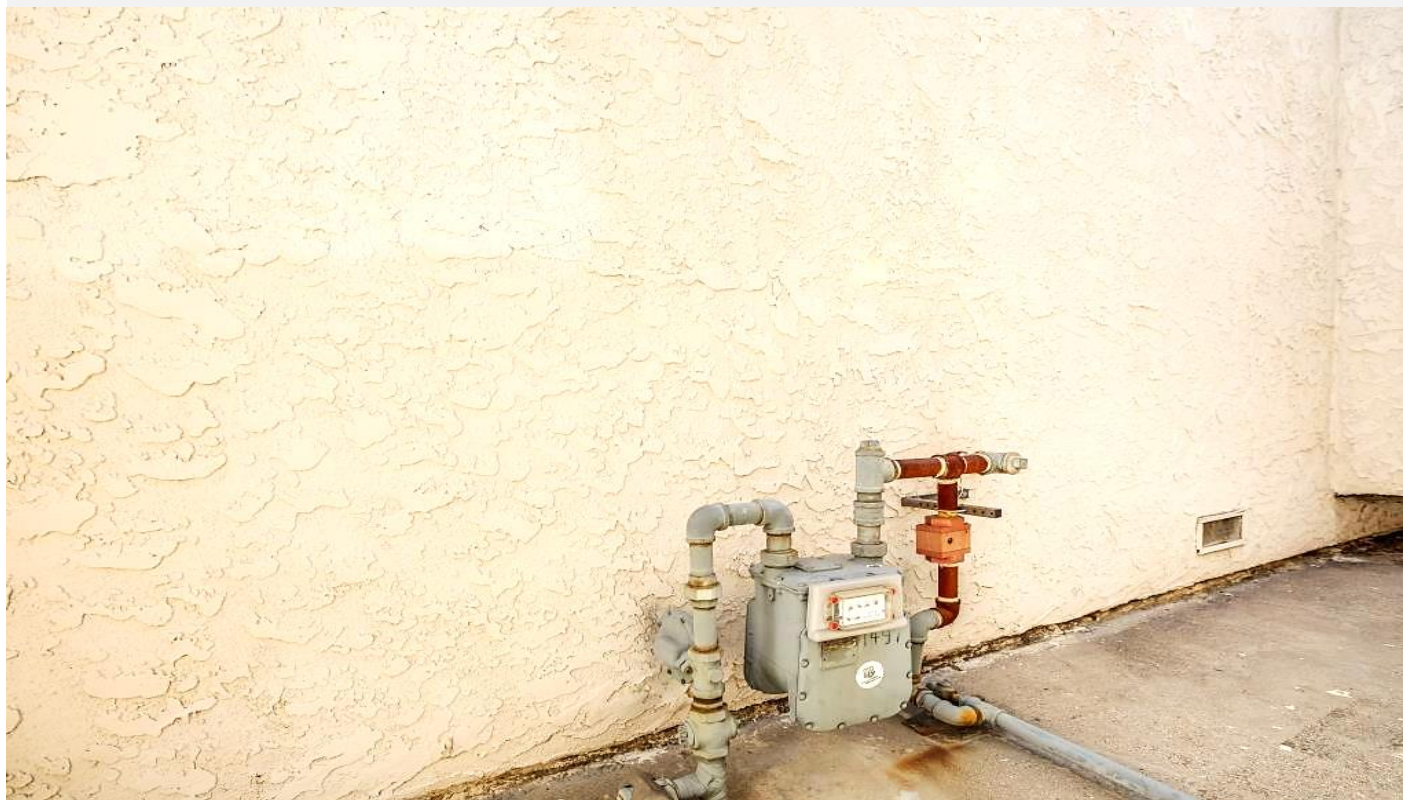
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AERIAL VIEW



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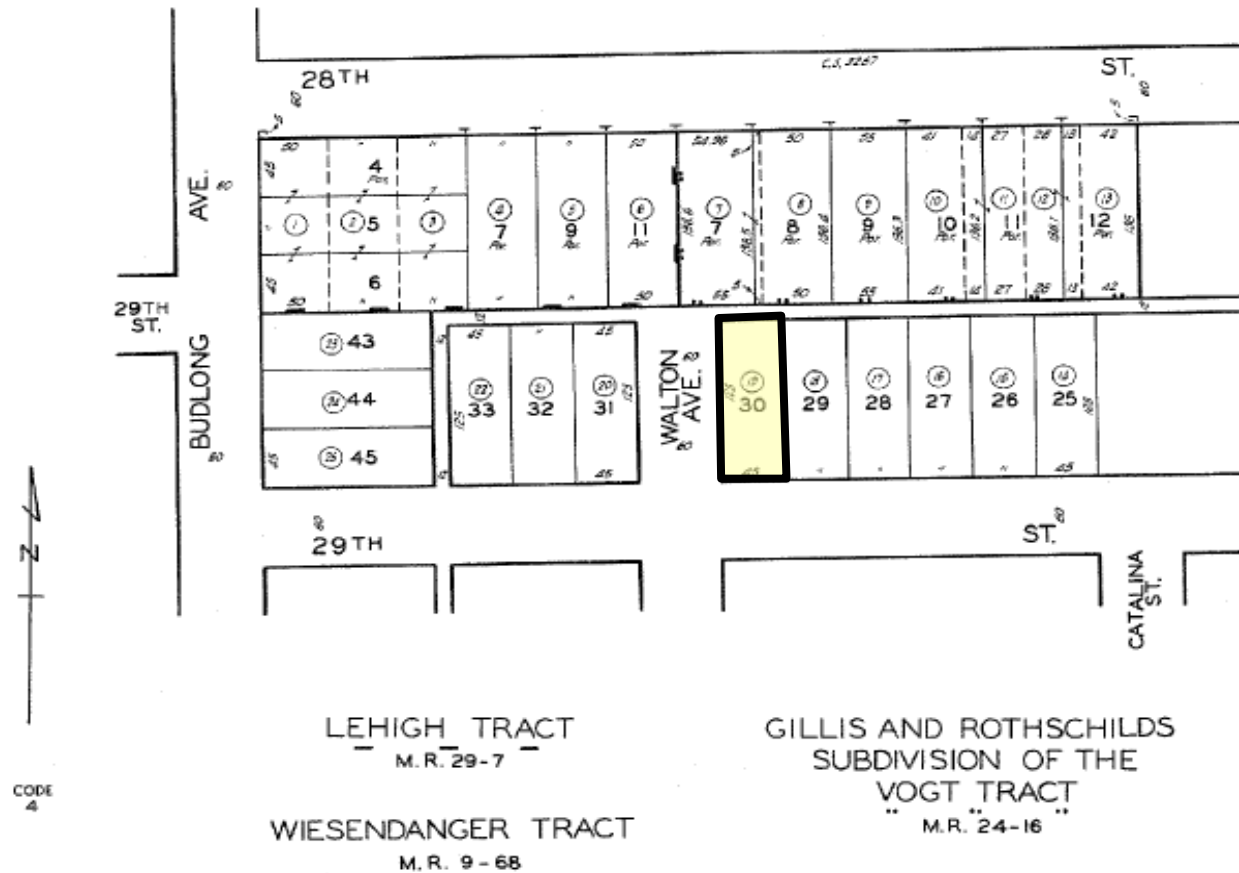
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PARCEL MAP

5054 | 34
SCALE 1" = 80'



CODE
4

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

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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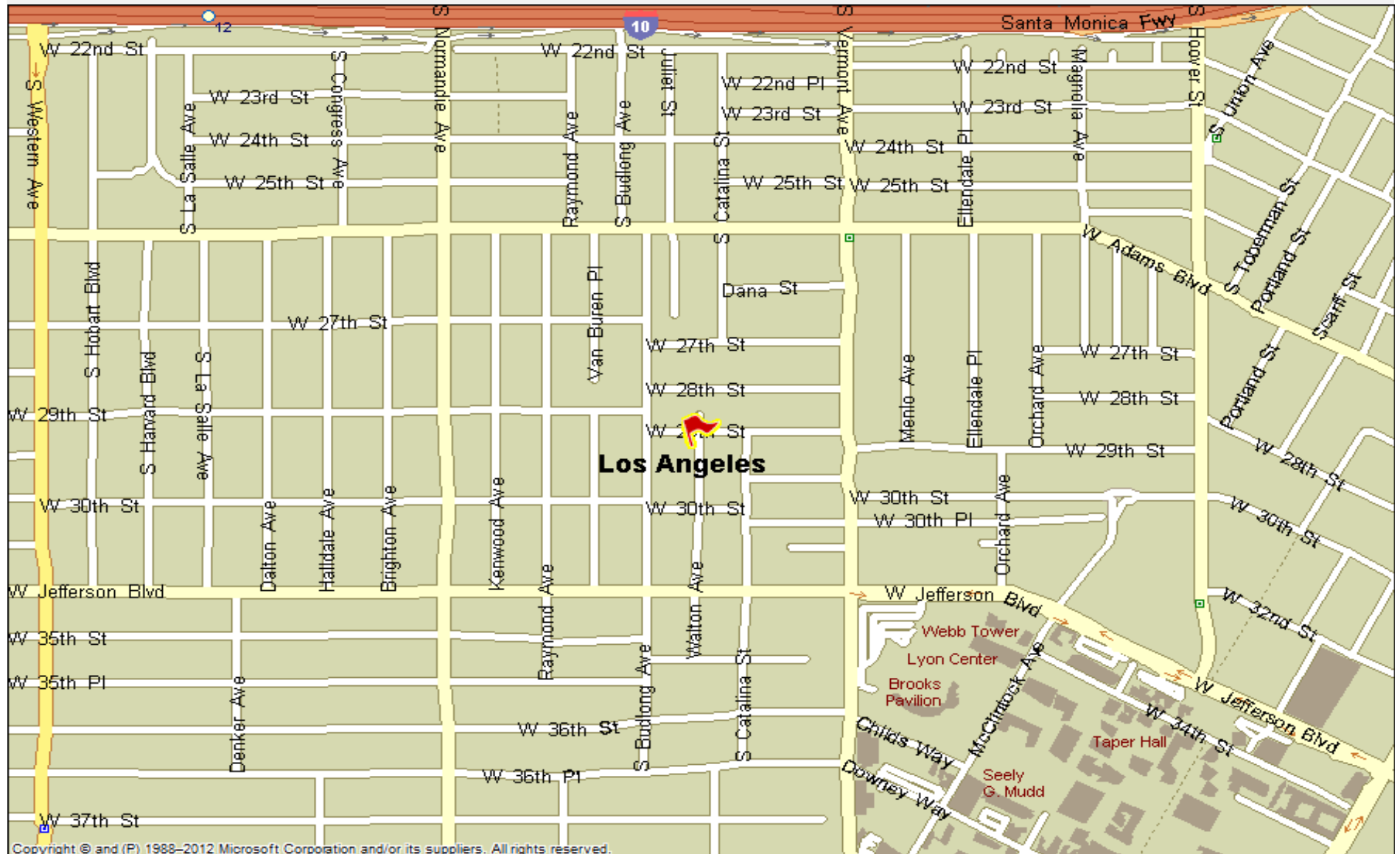
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STREET MAP



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