

1543-49 W. 206th St

TORRANCE, CA



PRICE:

\$1,500,000

INVESTMENT HIGHLIGHTS:

- Great Torrance Location
- Lack of Inventory on Market
- 12.54 GRM & 5.06% Cap Rate
- 8 Units: 1-2+1, 6-2+1.5, 1-3+1
- High Demand Rental Location
- On-Site Parking
- In-Unit Laundry for 6 Units
- Roof Currently Being Replaced

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KW COMMERCIAL

12001 VENTURA BLVD
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

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

8 UNITS ON 206TH ST

INVESTMENT SUMMARY			
Price:			\$1,500,000
Down Payment:	40%		\$600,000
Units:			8
Cost per Unit:			\$187,500
Current GRM:			12.54
Current CAP:			5.06%
Market GRM:			7.63
Market CAP:			9.74%
Age:			1952
Lot SF:			14,001
Building SF:			7,624
Price per SF:			\$196.75
Zoning:			RD1.5



Great Torrance Location
Unit Mix: 1-2+1 | 6-2+1.5 | 1-3+1
High Demand Rental Location
12.54 GRM & 5.06% Cap Rate

PROPOSED FINANCING			
First Loan Amount:			\$900,000
Terms:	5.00%	30 Years (5-Year Fix)	
Monthly Payment:			\$4,831

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$119,597			\$196,560	
Less Vacancy Rate Reserve:	3,588	3.0%		5,897	3.0%
Gross Operating Income:	116,009			190,663	
Less Expenses:	40,039	33.5%		44,518	22.6%
Net Operating Income:	\$75,970			\$146,145	
Less Loan Payments:	57,977	1.31		57,977	
Pre-Tax Cash Flow:	\$17,994	3.0%		\$88,168	14.7%
Plus Principal Reduction:	13,277			13,277	
Total Return Before Taxes:	\$31,271	5.2%		\$101,445	16.9%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	2+1	\$1,854	\$1,854	\$1,900	\$1,900
6	2+1.5	\$1,191	\$7,145	\$1,980	\$11,880
1	3+1	\$967	\$967	\$2,600	\$2,600
Total Scheduled Rent:			\$9,966		\$16,380
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$9,966		\$16,380
Annual Scheduled Gross Income:			\$119,597		\$196,560

ESTIMATED EXPENSES	
Taxes: (new)	\$18,750
Insurance:	\$2,668
Utilities:	\$10,080
Maintenance:	\$5,800
Rubbish:	-
Reserves:	\$1,600
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	-
Total Expenses:	\$40,039
Per SF:	\$5.25
Per Unit:	\$5,005

MICHAEL PESCI, JAMES ANTONUCCI, & OLIVIA GONZALEZ

VP OF INVESTMENTS, VP OF INVESTMENTS, & EMPIRE WEST

BRE # 01274379, BRE # 01822661, & BRE # 02008104

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
43-1		2+1.5	-	\$959	\$1,980
43-2		2+1.5	-	\$726	\$1,980
43-3		2+1.5	\$1,750	\$1,750	\$1,980
45		2+1	\$1,750	\$1,854	\$1,900
47-1		2+1.5	-	\$930	\$1,980
47-2		2+1.5	-	\$930	\$1,980
47-3	Vacant	2+1.5	-	\$1,850	\$1,980
49		3+1	-	\$967	\$2,600
TOTAL:			\$3,500	\$9,966	\$16,380

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AERIAL VIEW



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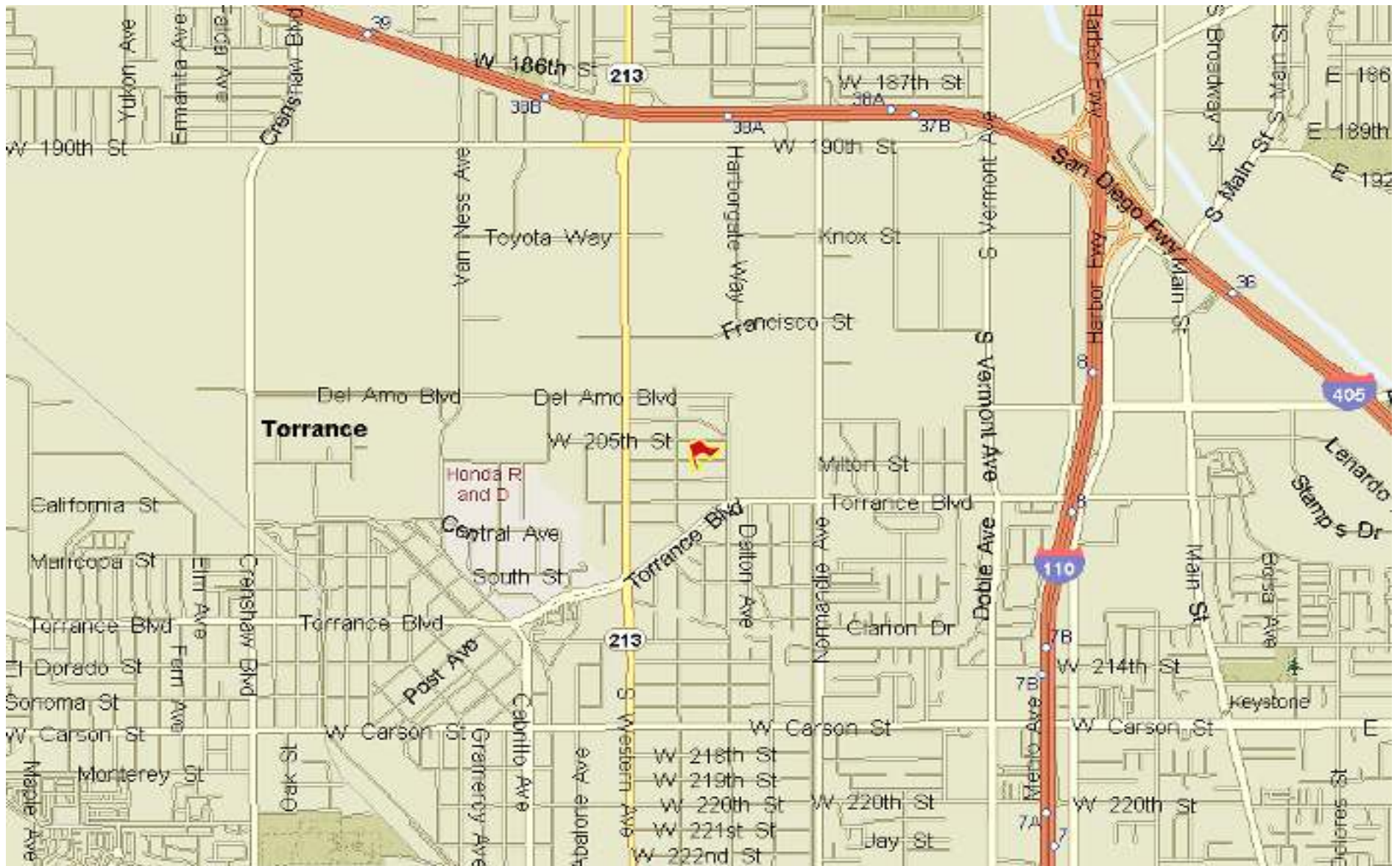
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PARCEL MAP



STREET MAP

STREET MAP



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