



Upgraded Townhouse on S. Vermont Ave. in Torrance

Just Listed: \$458,888



**22533 S. Vermont Ave. #3
Torrance, CA**

INVESTMENT HIGHLIGHTS

- 4 Bed+ 2 1/2 Bath Townhouse with 1,652 Square Feet
- Features In-Unit Washer/Dryer Hook ups
- Direct Access to Two Car Garage
- Residential Financing Available / Low HOA
- Townhouse Style
- Community Rec. Room, Pool, & Spa
- On-site Security Surveillance System

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Townhome on S. Vermont Ave.

INVESTMENT SUMMARY		
Price:		\$458,888
Down Payment:	20%	\$91,778
Units:		1
Cost per Unit:		\$458,888
Current GRM:		11.59
Current CAP:		6.08%
Market GRM:		11.59
Market CAP:		6.08%
Age:		1980
Building SF:		1,652
Price per SF:		\$277.78
Zoning:		LCR317UDP



Great Unit Mix: 1-4+2.5
High Demand Rental Location
Completely Remodled Interior
Direct Access to Secure 2 Car Garage

PROPOSED FINANCING		
First Loan Amount:		\$367,110
Terms:	4.00%	30 Years (5-Year Fix)
Monthly Payment:		\$1,753

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$39,600			\$39,600	
Less Vacancy Rate Reserve:	1,188	3.0%		1,188	3.0%
Gross Operating Income:	38,412			38,412	
Less Expenses:	10,509	26.5%		10,509	26.5%
Net Operating Income:	\$27,903			\$27,903	
Less Loan Payments:	21,032	1.33		21,032	
Pre-Tax Cash Flow:	\$6,871	7.5%		\$6,871	7.5%
Plus Principal Reduction:	6,465			6,465	
Total Return Before Taxes:	\$13,336	14.5%		\$13,336	14.5%

PROPERTY RENTAL INFORMATION						ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA			
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME		
1	4+2.5	\$3,300	\$3,300	\$3,300	\$3,300	Taxes: (new)	\$5,736
						Insurance:	\$578
						Utilities:	\$1,260
						Maintenance:	\$2,305
						HOA	\$630
							-
Total Scheduled Rent:			\$3,300			Total Expenses:	\$10,509
Laundry:						Per Net Sq. Ft.:	\$37.83
Parking, Storage, Misc:						Per Unit:	\$10,509
Monthly Scheduled Gross Income:			\$3,300				
Annual Scheduled Gross Income:			\$39,600				



MICHAEL PESCI & ADAM'J GONZALEZ

VP OF INVESTMENTS & ASSOCIATE

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550 SOUTH HOPE STREET, SUITE #500, LOS ANGELES, CA 90071

Condominium on Vermont Ave.

Photos



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Photos (continued)



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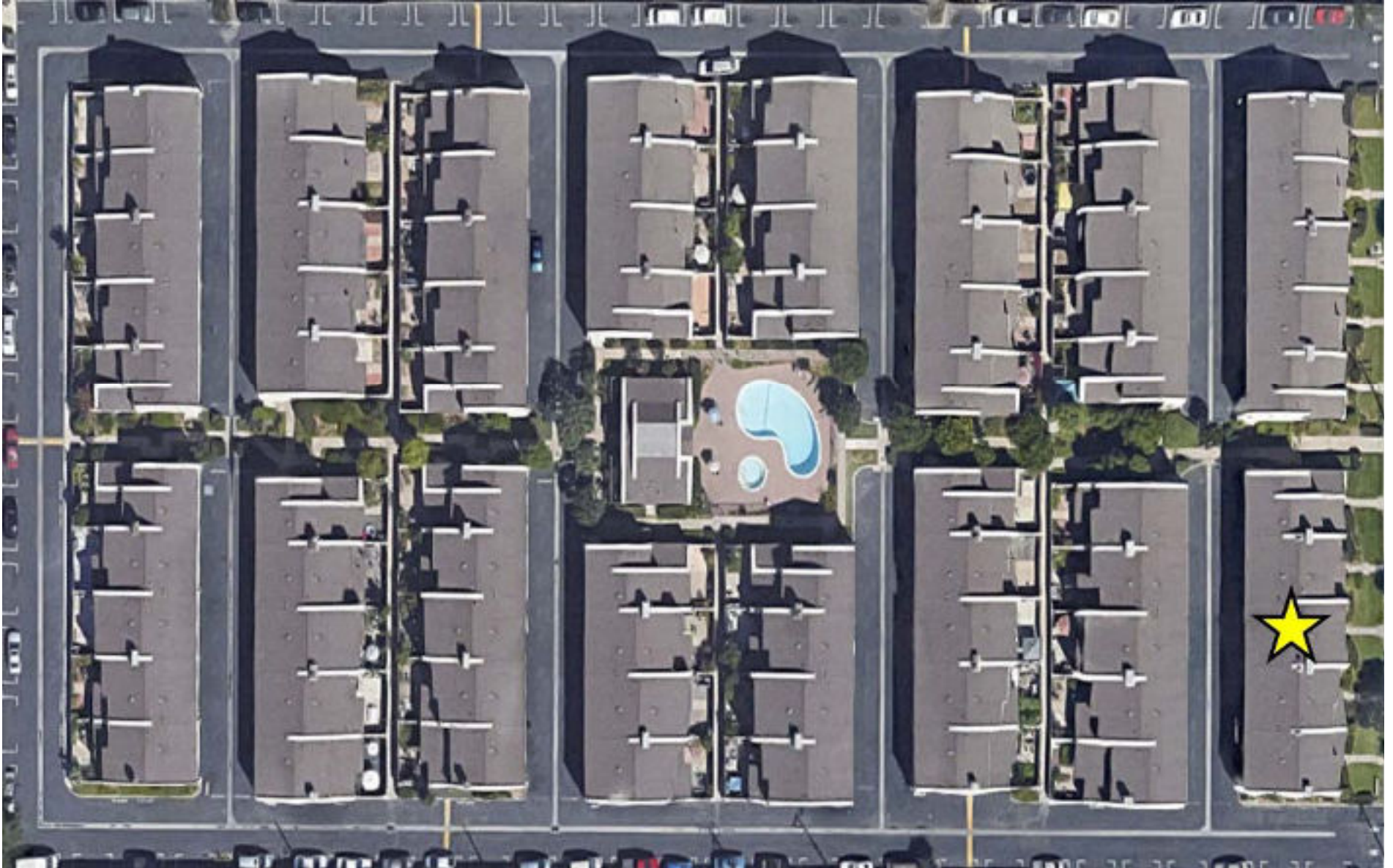
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Aerial View



MICHAEL PESCI & ADAM'J GONZALEZ
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