

2320-22 Alta St

LOS ANGELES, CA



PRICE:

\$599,900

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- High Demand Rental Location
- 15.45 GRM & 3.80% Cap Rate
- Unit Mix: 2-1+1 | 1-2+1
- Tier 1 Transit Oriented Community
- Potential 35% Upside in Rent
- Individually Metered for Gas, Water & Electric
- On-Site Parking & Two-Car Garage



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

TRIPLEX ON ALTA ST

INVESTMENT SUMMARY

Price:		\$599,900
Down Payment:	100%	\$599,900
Units:		3
Cost per Unit:		\$199,967
Current GRM:		15.45
Current CAP:		3.80%
Market GRM:		9.77
Market CAP:		7.25%
Age:		1926
Lot SF:		8,375
Building SF:		2,033
Price per SF:		\$295.08
Zoning:		RD3



Great Los Angeles Location
Unit Mix: 2-1+1 | 1-2+1
Tier 1 Transit Oriented Community
15.45 GRM & 3.80% Cap Rate

PROPOSED FINANCING

First Loan Amount:		-
Terms:	4.00%	30 Years (5-Year Fix)
Monthly Payment:		-

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$38,836		\$61,404	
Less Vacancy Rate Reserve:	971	2.5%	1,535	2.5%
Gross Operating Income:	37,865		59,869	
Less Expenses:	15,074	38.8%	16,394	26.7%
Net Operating Income:	\$22,791		\$43,474	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$22,791	3.8%	\$43,474	7.2%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$22,791	3.8%	\$43,474	7.2%

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	\$1,047	\$2,093	\$1,629	\$3,258
1	2+1	\$1,143	\$1,143	\$1,859	\$1,859
Total Scheduled Rent:			\$3,236		\$5,117
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$3,236		\$5,117
Annual Scheduled Gross Income:			\$38,836		\$61,404

ESTIMATED EXPENSES

Taxes: (new)	\$7,499
Insurance:	\$712
Utilities:	\$3,420
Maintenance:	\$1,704
Rubbish:	-
Reserves:	\$600
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	-
Total Expenses:	\$15,074
Per SF:	\$7.41
Per Unit:	\$5,025

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	\$1,143	\$1,859
2	1+1	\$1,356	\$1,629
3	1+1	\$738	\$1,629
TOTAL:		\$3,236	\$5,117

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

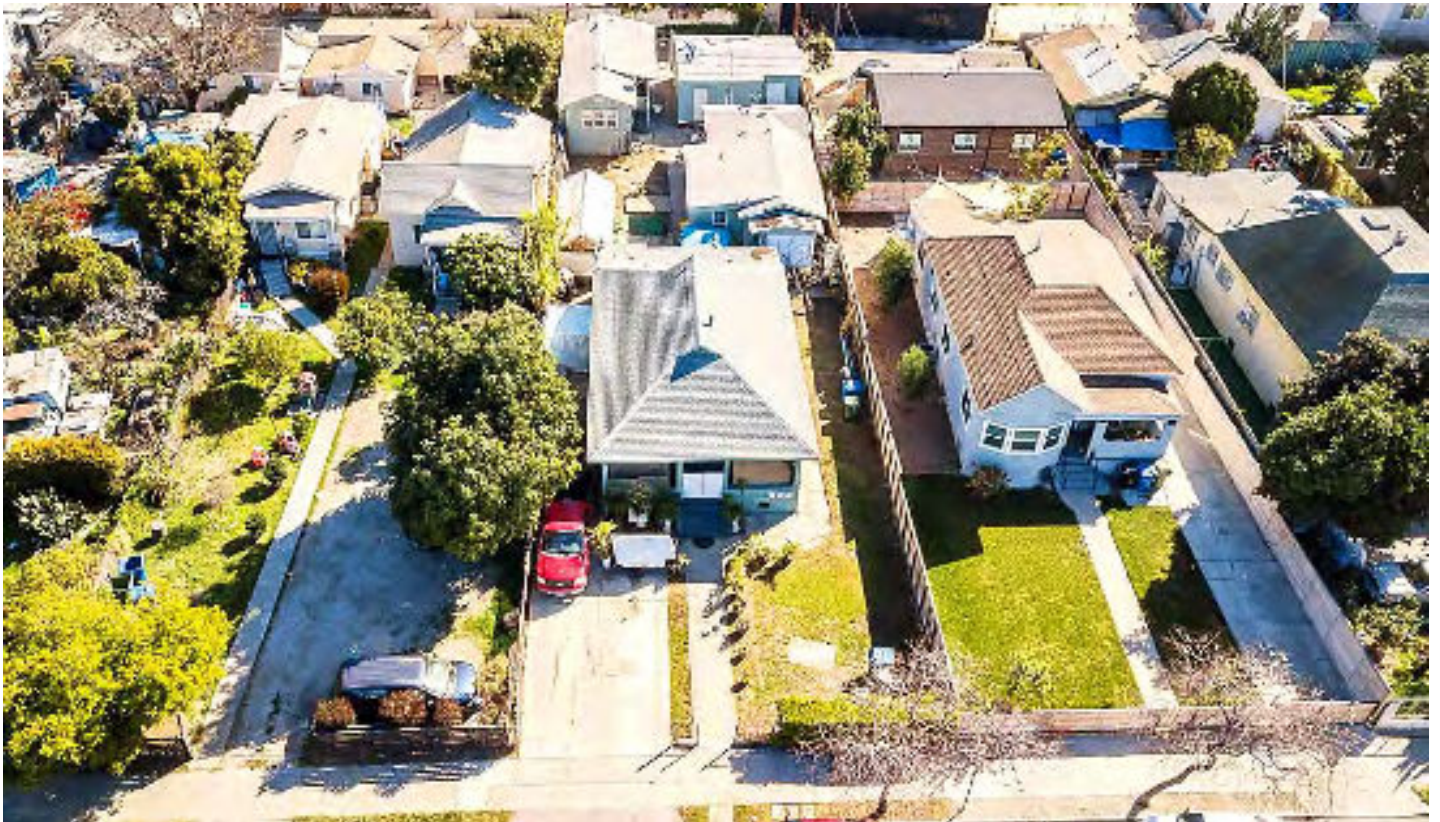
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513



TRIPLEX ON ALTA ST

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

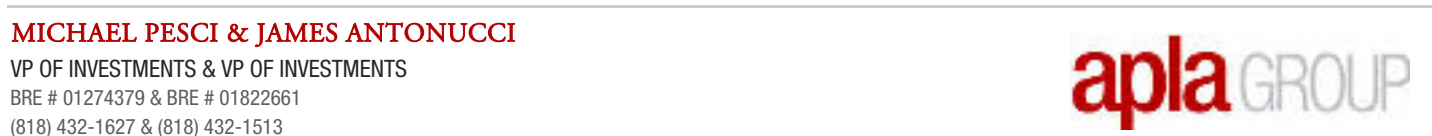
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

PHOTOS

An aerial map of Los Angeles with several locations labeled. A red arrow points from the top right towards the bottom left, with the text "3 Miles" written along its shaft. At the top right, a red pin marks the location "2320-2322 Alta Vista St.". Other labeled locations include "Dodger Stadium" (with a green pin), "San Antonio Winery" (with an orange pin), "Chinatown", "USC Health Sciences Campus", "Cal State LA", "DOWNTOWN LA", and "Arts District".



(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

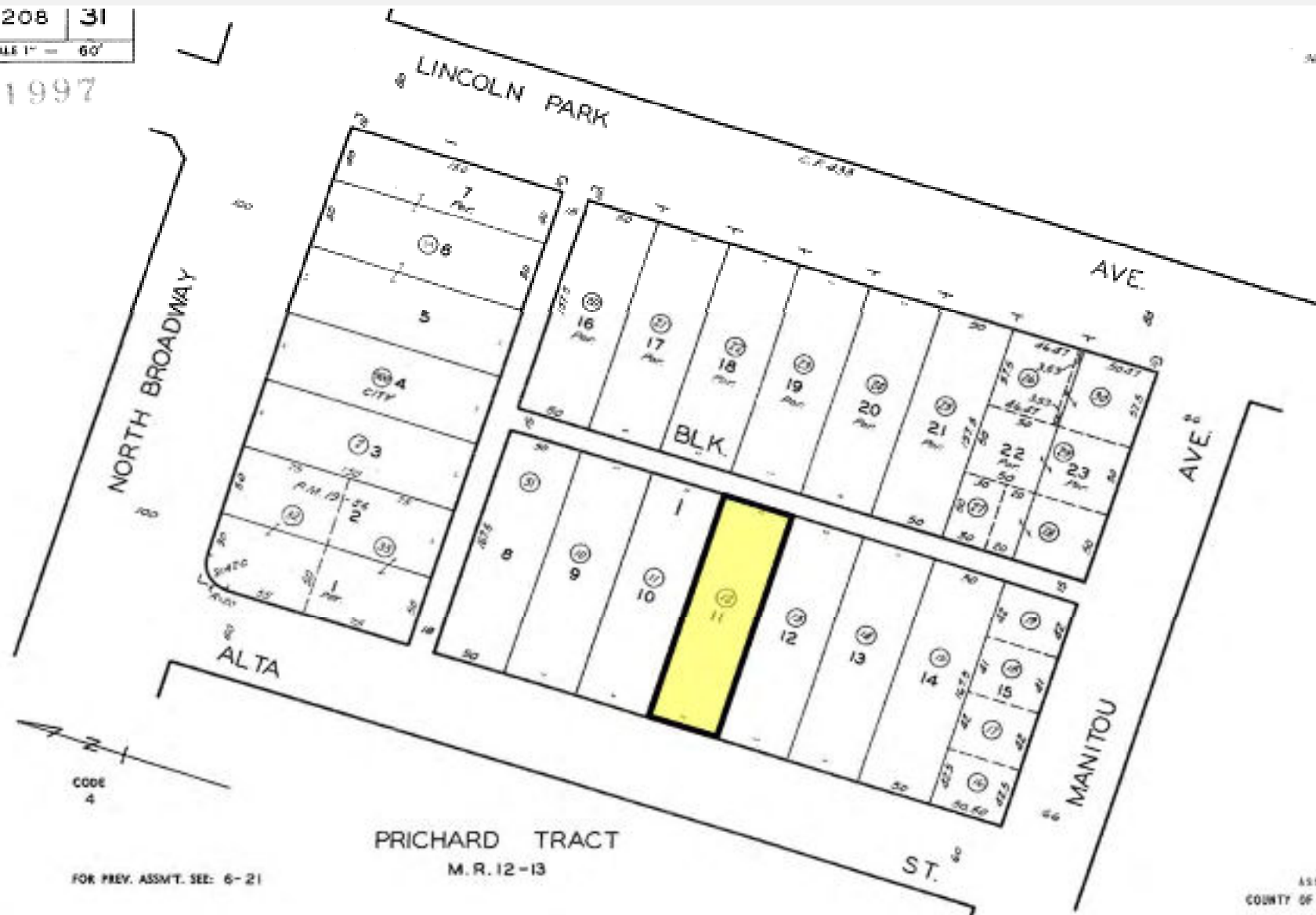
(818) 432-1627 & (818) 432-1513

apla GROUP

PARCEL MAP

1997

①-② = 60
 ③-④ = 60
 ⑤-⑥ = 60
 ⑦-⑧ = 60
 ⑨-⑩ = 60



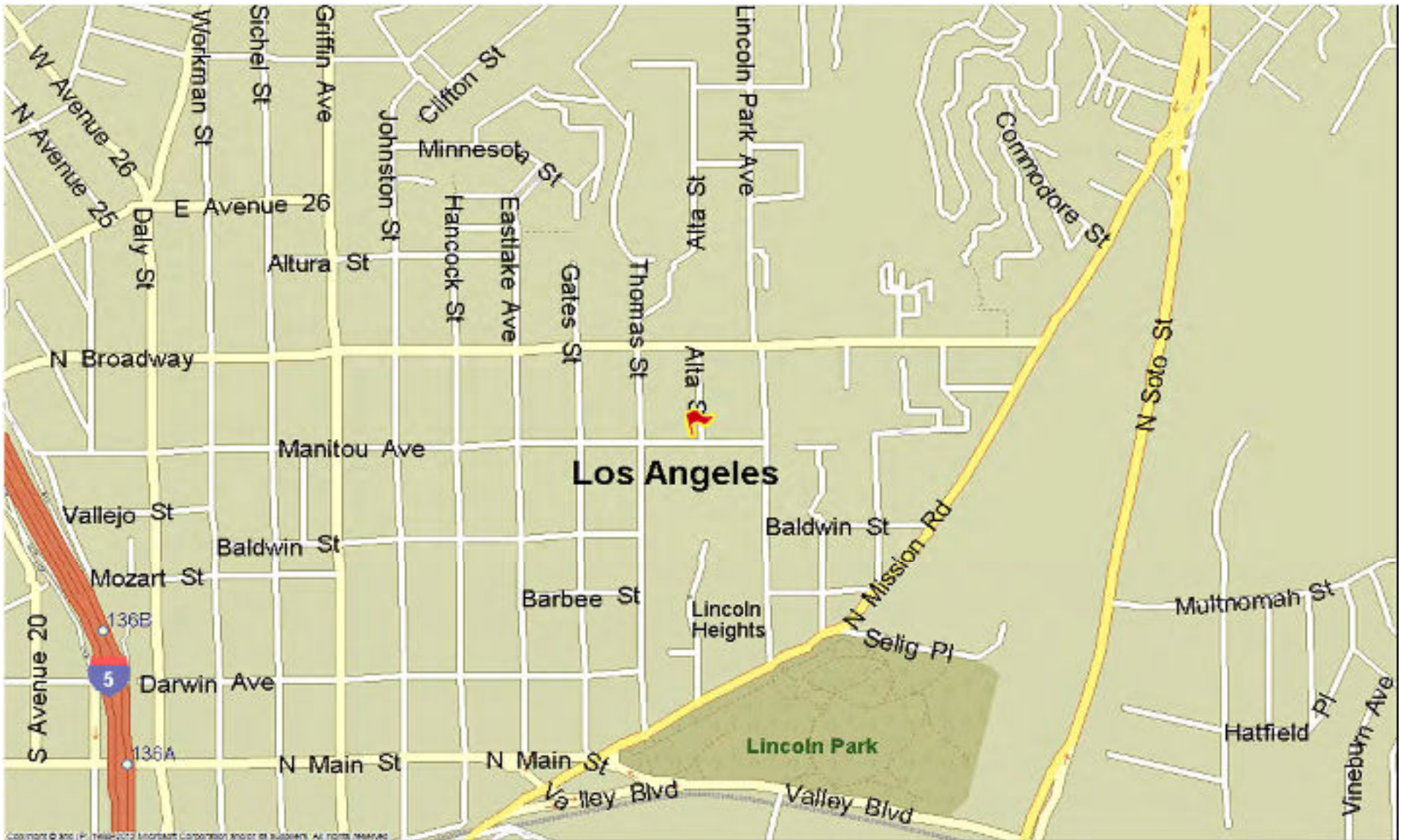
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

(818) 432-1627 & (818) 432-1513

apla GROUP

TRIPLEX ON ALTA ST

STREET MAP



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP