

2325 Earl Ave

LONG BEACH, CA



PRICE:

\$1,382,500

INVESTMENT HIGHLIGHTS:

- Great Long Beach Location
- On-Site Parking with Storage
- 11.84 GRM & 5.60% Cap Rate
- Unit Mix: 5-2+1
- On-Site Laundry
- Individually Metered for Gas & Electric
- Value Add Opportunity/Upside Potential
- Very High Demand Rental Location



KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
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JAMES ANTONUCCI

VP OF INVESTMENTS
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5 UNITS ON EARL AVE

INVESTMENT SUMMARY		
Price:		\$1,382,500
Down Payment:	40%	\$553,000
Units:		5
Cost per Unit:		\$276,500
Current GRM:		11.84
Current CAP:		5.60%
Market GRM:		10.77
Market CAP:		6.38%
Age:		1964
Lot SF:		5,325
Building SF:		4,666
Price per SF:		\$296.29
Zoning:		LBR1N



PROPOSED FINANCING		
First Loan Amount:		\$829,500
Terms:	3.25%	30 Years (5-Year Fix)
Monthly Payment:		\$3,642

Great Long Beach Location
 Unit Mix: 5-2+1
 On-Site Laundry
 11.84 GRM & 5.60% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$116,808		\$128,400	
Less Vacancy Rate Reserve:	3,504	3.0%	3,852	3.0%
Gross Operating Income:	113,304		124,548	
Less Expenses:	35,946	30.8%	36,396	28.3%
Net Operating Income:	\$77,357		\$88,152	
Less Loan Payments:	43,699	1.77	43,699	
Pre-Tax Cash Flow:	\$33,658	6.1%	\$44,452	8.0%
Plus Principal Reduction:	16,607		16,607	
Total Return Before Taxes:	\$50,265	9.1%	\$61,059	11.0%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
5	2+1	\$1,907	\$9,534	\$2,100	\$10,500
Total Scheduled Rent:			\$9,534		\$10,500
Laundry:			\$100		\$100
Parking, Storage, Misc:			\$100		\$100
Monthly Scheduled Gross Income:			\$9,734		\$10,700
Annual Scheduled Gross Income:			\$116,808		\$128,400

ESTIMATED EXPENSES

Taxes: (new)	\$17,281
Insurance:	\$2,333
Utilities:	\$6,600
Maintenance:	\$4,532
Rubbish:	\$1,800
Reserves:	\$1,000
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$35,946
Per SF:	\$7.70
Per Unit:	\$7,189

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	\$1,850	\$2,100
2	2+1	\$1,550	\$2,100
3	2+1	\$2,100	\$2,100
4	2+1	\$1,934	\$2,100
5	2+1	\$2,100	\$2,100
TOTAL:		\$9,534	\$10,500

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PHOTOS



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AERIAL VIEW



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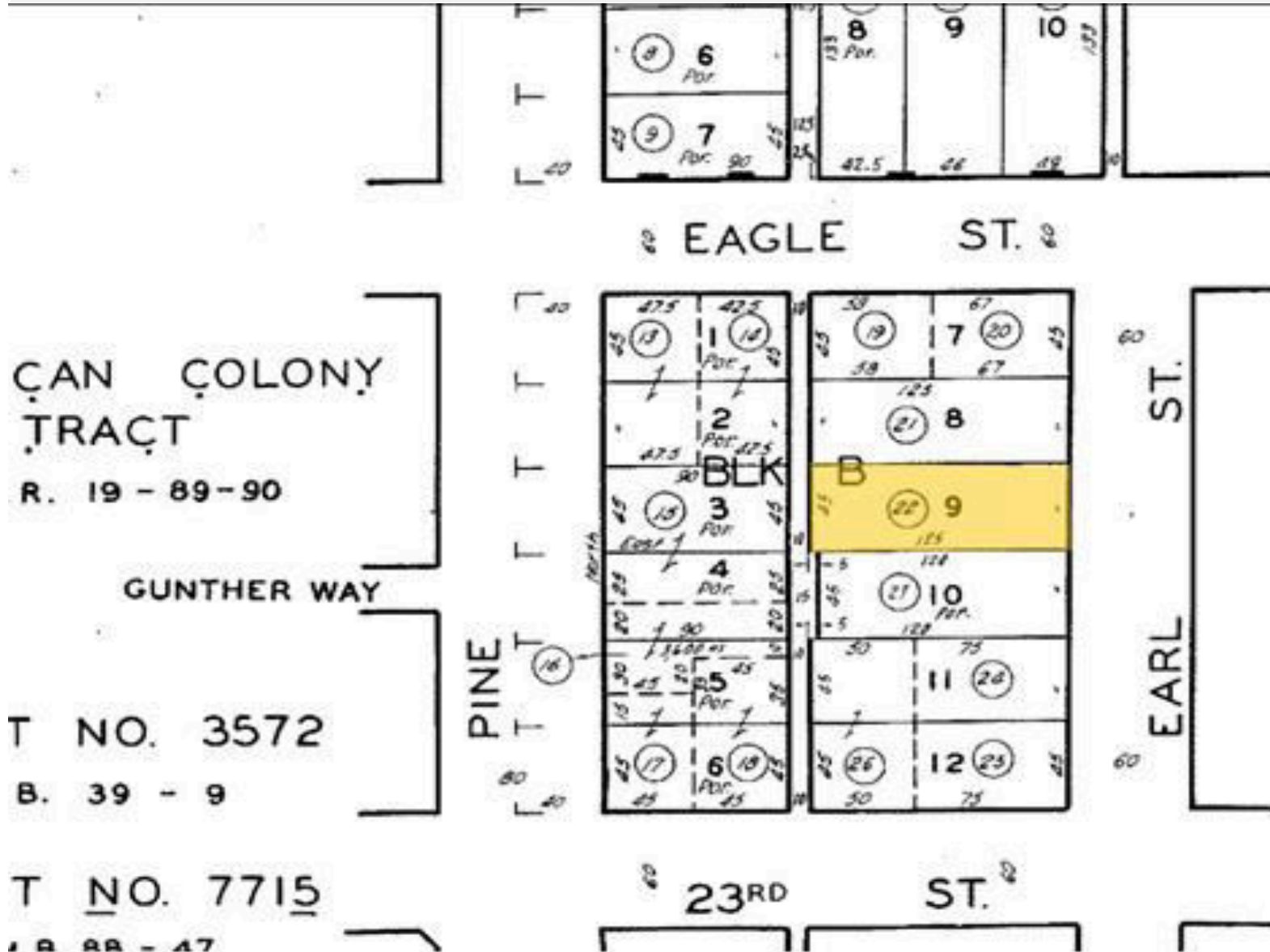
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5 UNITS ON EARL AVE

PARCEL MAP



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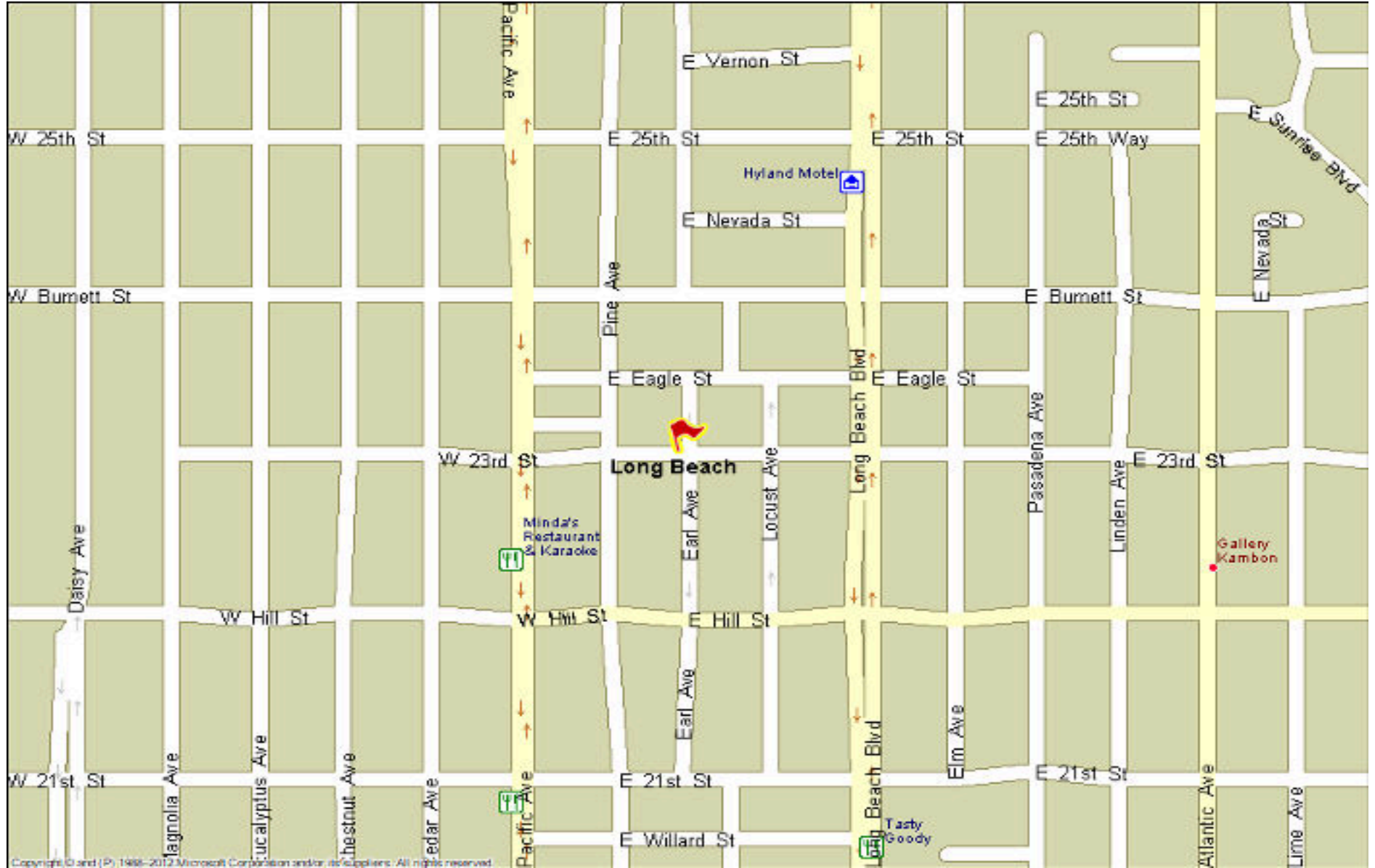
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5 UNITS ON EARL AVE

STREET MAP



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