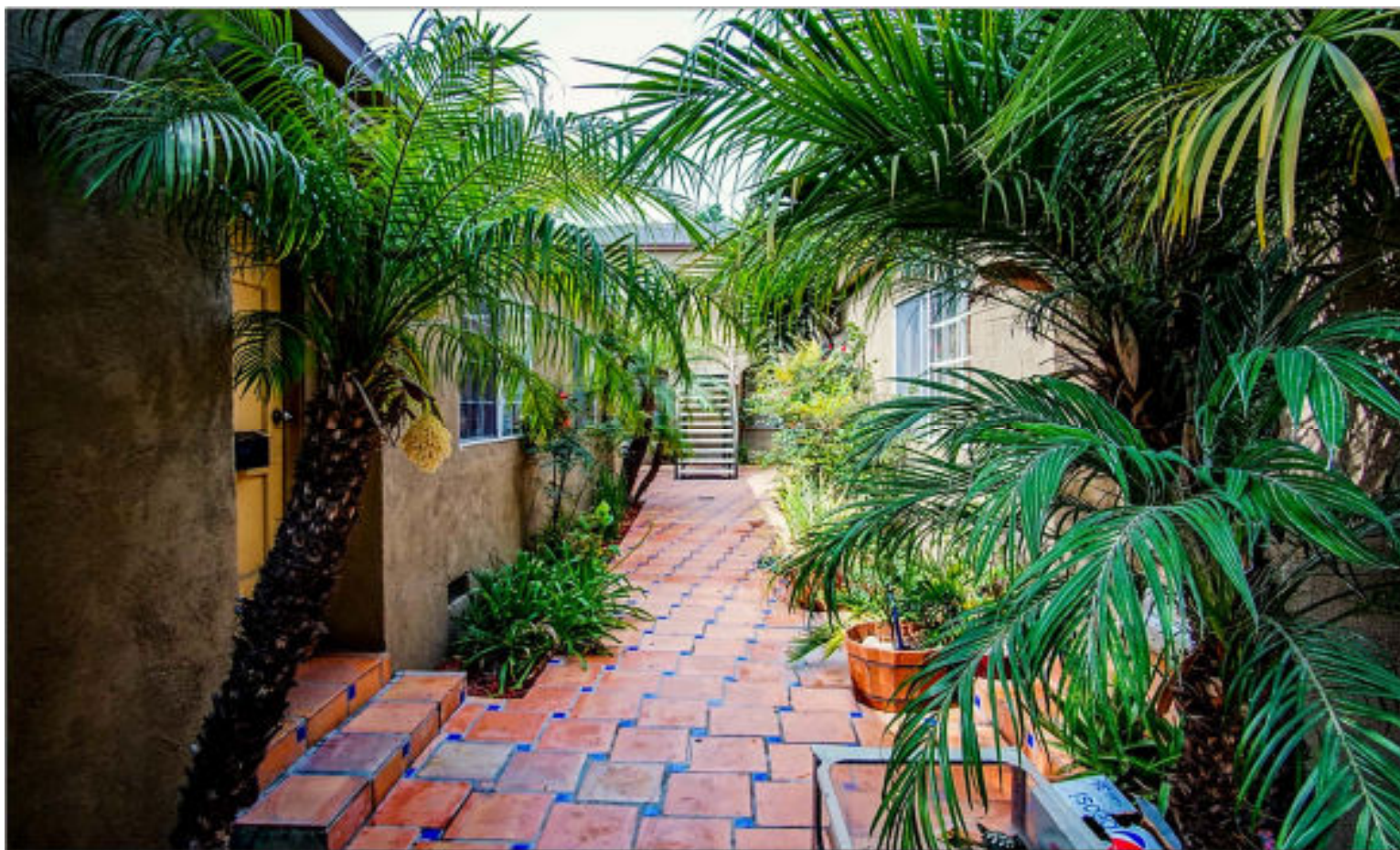


325 N. La Brea Ave

INGLEWOOD, CA



PRICE:

\$2,050,000

INVESTMENT HIGHLIGHTS:

- Flourishing Inglewood Location
- Retail, Sports, & Entertainment District
- 14.12 GRM & 4.44% Cap Rate
- Unit Mix: 8-1+1 | 1-Commercial
- Well Maintained Property with Secure Entry
- On-Site Parking with Six Garages
- Mixed-Use Property
- Zoned C3YY

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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

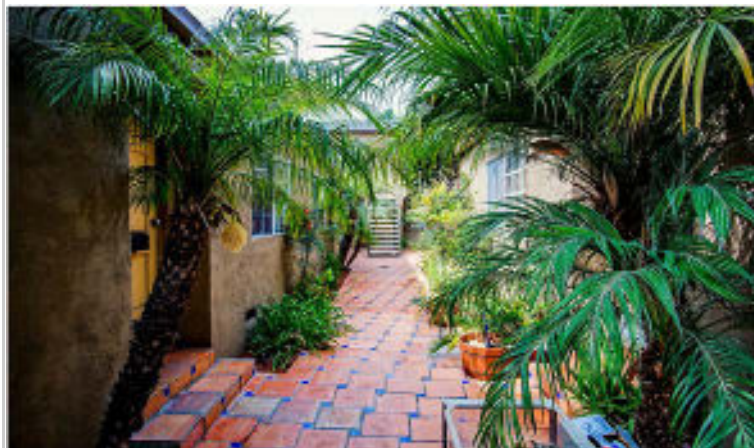
SAMMY GOMEZ

REALTY EXECUTIVES SFV ASSOCIATES
BRE # 01251447
818-282-2979
TEAMSAMMY1@GMAIL.COM

MIXED USE PROPERTY ON LA BREA AVE

INVESTMENT SUMMARY

Price:		\$2,050,000
Down Payment:	100%	\$2,050,000
Units:		9
Cost per Unit:		\$227,778
Current GRM:		14.12
Current CAP:		4.44%
Market GRM:		12.12
Market CAP:		5.51%
Age:		1938
Lot SF:		13,424
Price per Lot SF:		\$152.71
Building SF:		6,950
Price per SF:		\$294.96
Zoning:		C3YY



Great Unit Mix: 8-1+1 | 1-Commercial
 Flourishing Inglewood Location
 Retail, Sports, & Entertainment District
 Large Corner Lot Approx. 13,424 Sq. Ft.

PROPOSED FINANCING

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

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$145,200		\$169,200	
Less Vacancy Rate Reserve:	4,356	3.0%	5,076	3.0%
Gross Operating Income:	140,844		164,124	
Less Expenses:	49,795	34.3%	51,192	30.3%
Net Operating Income:	\$91,049		\$112,932	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$91,049	4.4%	\$112,932	5.5%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$91,049	4.4%	\$112,932	5.5%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
8	1+1	\$1,263	\$10,100	\$1,450	\$11,600
1	Commercial	\$2,000	\$2,000	\$2,500	\$2,500
Total Scheduled Rent:			\$12,100		\$14,100
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$12,100		\$14,100
Annual Scheduled Gross Income:			\$145,200		\$169,200

ESTIMATED EXPENSES

Taxes: (new)	\$25,625
Insurance:	\$2,085
Utilities:	\$8,640
Maintenance:	\$5,634
Rubbish:	\$1,350
Reserves:	\$1,800
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	\$3,521
Total Expenses:	\$49,795
Per SF:	\$7.16
Per Unit:	\$5,533

MICHAEL PESCI & SAMMY GOMEZ

VP OF INVESTMENTS & REALTY EXECUTIVES SFV ASSOCIATES

BRE # 01274379 & BRE # 01251447

(818) 432-1627 & 818-282-2979

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MIXED USE PROPERTY ON LA BREA AVE

RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		1+1	\$1,200	\$1,450
2		1+1	\$1,350	\$1,450
3		1+1	\$1,250	\$1,450
4		1+1	\$1,250	\$1,450
5		1+1	\$1,250	\$1,450
6		1+1	\$1,250	\$1,450
7		1+1	\$1,250	\$1,450
8		1+1	\$1,300	\$1,450
9	Vacant	Commercial	\$2,000	\$2,500
TOTAL:			\$12,100	\$14,100

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PHOTOS



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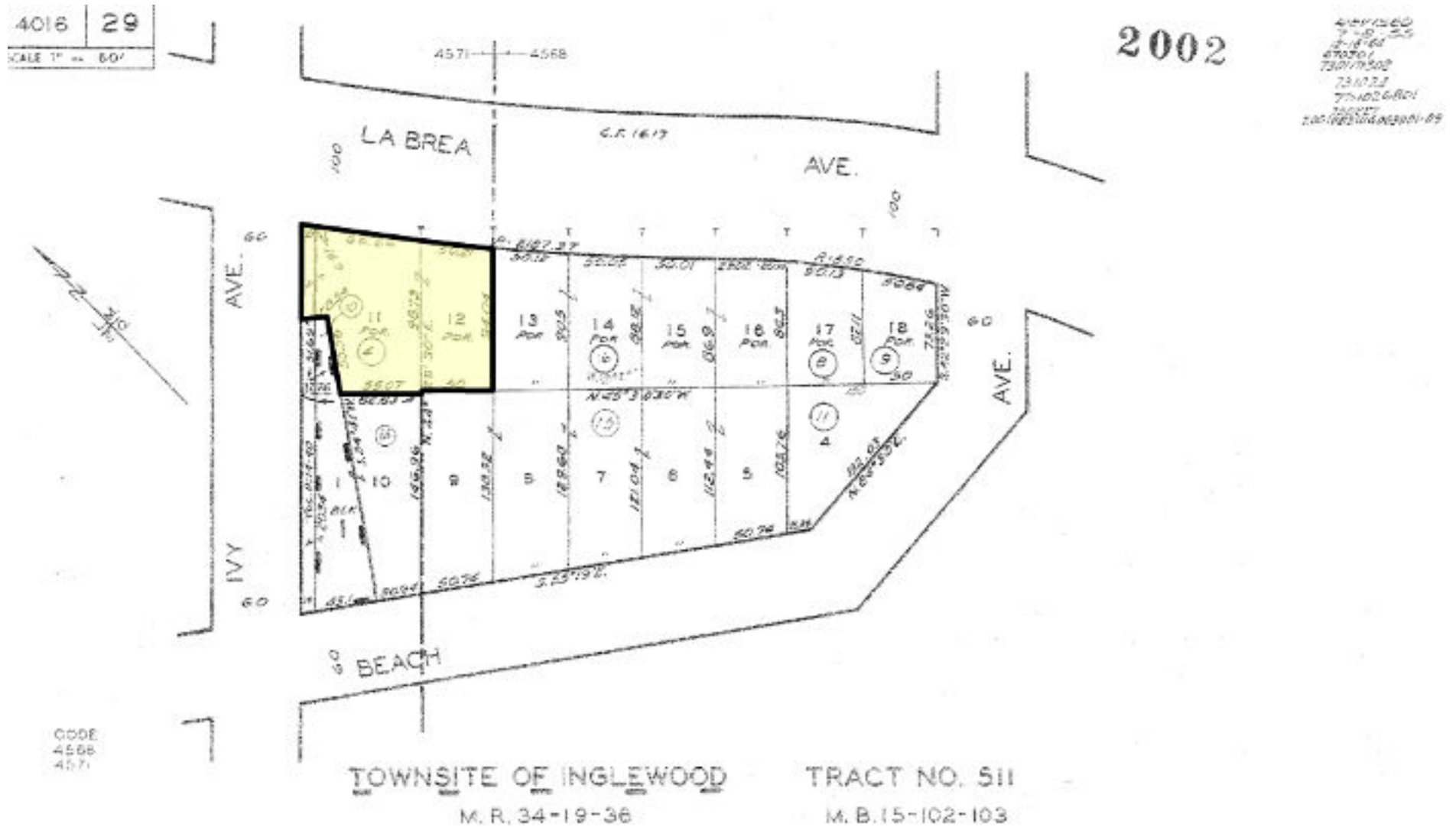
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PARCEL MAP



MICHAEL PESCI & SAMMY GOMEZ

VP OF INVESTMENTS & REALTY EXECUTIVES SFV ASSOCIATES

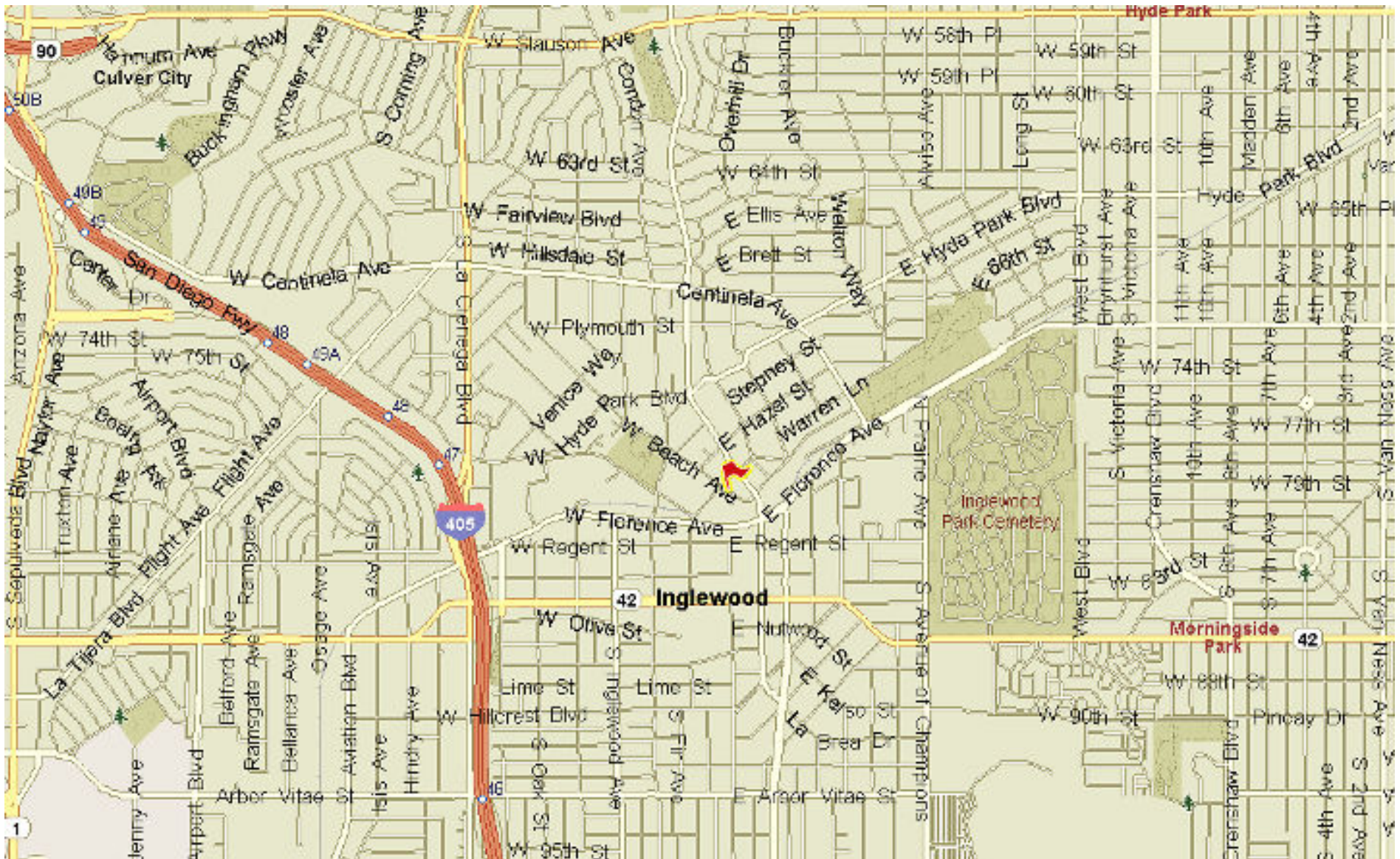
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STREET MAP



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