6 Units in Atwater Village!

3322 Atwater Ave
Atwater Village, CA

Investment Highlights

- Unit Mix: 4-2+1 and 2-1+1 Units
- Great Atwater Village Location
- High Demand Rental Location
- Pride of Ownership Property
- Individually Metered for Gas & Elect.
- Covered On-Site Parking
- Redeveloping Area
- HUGE RENTAL UPSIDE!

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Property Address

3322 Atwater Ave
Los Angeles, CA

Investment Summary

Price:		**$**	**1,220,000**
Down Payment:	**40%**	**$**	**488,000**
Number of Units:			**6**
Cost per Unit:		$	203,333
Current GRM:			**14.80**
Current CAP:			**4.02%**
Market GRM:			10.37
Market CAP:			6.65%
Approx. Age:			1964
Approx. Lot Sq. Ft.:			6,754
Approx. Building Sq. Ft.:			4,620
Cost per Net RSF:		$	264.07

Proposed Financing

First Loan Amount: $732,000

Terms: 4.00% $3,494.68 Monthly (5 yr. fix / due in 30)

- · Great Location
- · Pride of Ownership
- · Huge upside in rent
- · Unit Mix 4-2+1 and 2-1+1
- · High Demand Rental Location
- · Separately Metered for Gas & Elec.

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	**$ 82,440**		**$ 117,600**	
Less Vacancy Rate Reserve:	2,473	3.0%	3,528	3.0%
Gross Operating Income:	79,967		114,072	
Less Expenses:	30,894	37.5%	32,941	28.0%
Net Operating Income:	**$ 49,072**		**$ 81,131**	
Less Loan Payments:	41,936	1.17	41,936	
Pre-Tax Cash Flow:	**$ 7,136**	**1.5%**	**39,195**	**8.0%**
Plus Principal Reduction:	12,890		12,890	
Total Return Before Taxes:	**$ 20,026**	**4.1%**	**$ 52,085**	**10.7%**

Property Rental Information

Unit Mix		Current Rents		Market Rents	
# of Units	**Unit Type**	**Ave. Monthly Rent/Unit**	**Monthly Income**	**Monthly Rent/Unit**	**Monthly Income**
4	2+1	$ 1,243	$ 4,770	$ 1,800	$ 7,200
2	1+1	$ 928	$ 2,100	$ 1,250	$ 2,500

	Current	Market
Total Scheduled Rent:	**$ 6,870**	**$ 9,700**
Laundry:	$ -	$ 100
Parking, Storage, Misc:	$ -	$ -
Monthly Scheduled Gross Income:	**$ 6,870**	**$ 9,800**
Annual Scheduled Gross Income:	**$ 82,440**	**$ 117,600**

Estimated Annualized Expenses

Taxes: **(New)**	$	15,250
Insurance	$	1,386
Utilities	$	6,120
Maintenance	$	4,946
Rubbish	$	792
Reserves & Misc	$	1,200
Landscaping	$	600
Pest Control	$	600

Total Expenses:	**$30,894**
Per Net Sq. Ft.:	$6.69
Per Unit:	$5,149.07

3322 Atwater Ave Los Angeles, CA

Rent Roll - June 2014

Unit Number	Unit Type	Current Rent	Market Rent
1	2+1	$ 720.00	$1,800.00
2	1+1	$ 1,100.00	$1,250.00
3	2+1	$ 1,300.00	$1,800.00
4	2+1	$ 1,375.00	$1,800.00
5	1+1	$ 1,000.00	$1,250.00
6	2+1	$ 1,375.00	$1,800.00

Number of Units	Unit Type	Average	Total
4	2+1	$ 1,192.50	$ 4,770.00
2	1+1	$ 1,050.00	$ 2,100.00
			$ 6,870.00

AND TOTALS:	$ 6,870	$9,700

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If you are looking for an Estimated Selling Price, or you are seriously considering selling your property and would like me to prepare a FREE, No Obligation, In-Depth Market Analysis, please fill out the form below. You may fax it to 213-769-5002. I will contact you upon receipt.

Property Address: ______________________________
____

Number of Units: ________
Year Built: ________

Monthly Income

Unit #	Unit Type	Rent
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
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		$
		$
		$
		$
		$

Estimated Annual Expenses

Item	Amount
Taxes	$
Insur-ance	$
Water/Trash	$
Gas	$
Electricity	$
Maint. / Repairs	$
Landscaping	$
Management	$
Misc. / Reserves	$

Current Loan Bal-ance: ________________
Monthly Payment: ________________

Contact Information

Owner: ________________
Phone: ________________
Address: ________________
____

Email: ________________

Please fax to 213-769-5002
(No Cover Page Needed)
(All Information will be kept confidential.)

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