



## 4-Plex on Figueroa St 3836 S Figueroa St



### 3836 S. Figueroa St Los Angeles, CA

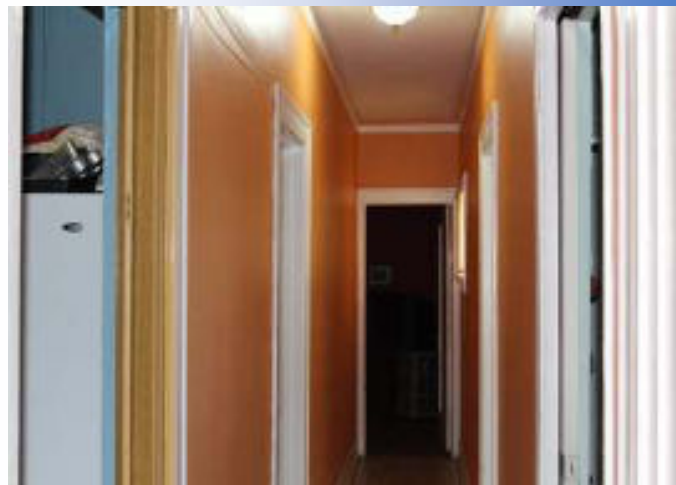
#### INVESTMENT HIGHLIGHTS

- Great South Park Location
- All Two Bedroom and One Bath Units
- Potential Owner User Opportunity
- Freeway/Transit Access
- On Site Parking
- Electrical & Water Heaters Upgraded
- Walking Distance from USC Campus
- Billboard on Premises

**James Antonucci & Mike Pesci**  
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**Michael Pesci & James Antonucci**

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RE/MAX Commercial &amp; Investment Realty

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**Property Address****3836 S Figueroa St  
Los Angeles, CA****Investment Summary**

<b>Price:</b>	\$	<b>780,500</b>
<b>Down Payment:</b>	<b>30%</b>	\$ <b>234,150</b>
<b>Number of Units:</b>		<b>4</b>
Cost per Unit:	\$	195,125
<b>Current GRM:</b>		<b>11.01</b>
<b>Current CAP:</b>		<b>5.86%</b>
Market GRM:		9.29
Market CAP:		7.38%
Approx. Age:		1953
Approx. Lot Sq. Ft.:		7,007
Approx. Building Sq. Ft.:		4,424
Cost per Net RSF:	\$	176.42

**Proposed Financing**

First Loan Amount: \$546,350

Terms: 4.00% \$2,608.36 Monthly (5 yr. fix / due in 30)

- Great Location
- Owner User Opportunity
- Huge upside in rent
- Unit Mix 4-2+1
- High Demand Rental Location
- Electrical and Water Heater Upgraded

**Annualized Operating Data**

	<u>Current Rents</u>		<u>Market Rents</u>	
<b>Scheduled Gross Income:</b>	\$	<b>70,920</b>	\$	<b>84,000</b>
Less Vacancy Rate Reserve:		2,128 3.0%		2,520 3.0%
Gross Operating Income:		68,792		81,480
Less Expenses:		23,090 32.6%		23,852 28.4%
<b>Net Operating Income:</b>	\$	<b>45,702</b>	\$	<b>57,628</b>
Less Loan Payments:		31,300 1.46		31,300
<b>Pre-Tax Cash Flow:</b>	\$	<b>14,402 6.2%</b>	\$	<b>26,328 11.2%</b>
Plus Principal Reduction:		9,621		9,621
<b>Total Return Before Taxes:</b>	\$	<b>24,023 10.3%</b>	\$	<b>35,949 15.4%</b>

**Property Rental Information**

# of Units	<u>Unit Mix</u>		<u>Current Rents</u>		<u>Market Rents</u>	
	Unit Type	Ave. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	
4	2+1	\$ 510	\$ 5,310	\$ 1,600	\$ 6,400	

**Estimated Annualized Expenses**

Taxes: (New)	\$	9,756
Insurance	\$	1,991
Utilities	\$	4,560
Maintenance	\$	4,255
Rubbish	\$	528
Reserves & Misc	\$	800
Landscaping	\$	600
Pest Control	\$	600

<b>Total Scheduled Rent:</b>	\$	<b>5,310</b>	\$	<b>6,400</b>
Billboard:	\$	600	\$	600
Parking, Storage, Misc:	\$	-	\$	-
<b>Monthly Scheduled Gross Income:</b>	\$	<b>5,910</b>	\$	<b>7,000</b>
<b>Annual Scheduled Gross Income:</b>	\$	<b>70,920</b>	\$	<b>84,000</b>

<b>Total Expenses:</b>	<b>\$23,090</b>
Per Net Sq. Ft.:	\$5.22
Per Unit:	\$5,772.56

## 4 Unit on Figueroa Street

### Rent Roll

Unit #	Unit Type		Current Rent	Market Rent
1	2+1		\$510	\$1,600
2	2+1	VACANT	\$0	\$1,600
3	2+1	VACANT	\$0	\$1,600
4	2+1	VACANT	\$0	\$1,600

GRAND TOTALS:

\$510

\$6,400



MICHAEL PESCI, SENIOR INVESTMENT ASSOCIATE AND JAMES ANTONUCCI, ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 623-4433

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	\$
Insurance	\$
Water/Trash	\$
Gas	\$
Electricity	\$
Maint. / Repairs	\$
Landscaping	\$
Management	\$
Misc. / Reserves	\$

Current Loan Balance: \_\_\_\_\_

Monthly Payment: \_\_\_\_\_

**Contact Information**

Owner: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

Please fax to 213-769-5002

(No Cover Page Needed)

**(All Information will be kept confidential.)**



**James Antonucci**

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