



4-Plex on Figueroa St 3836 S Figueroa St



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

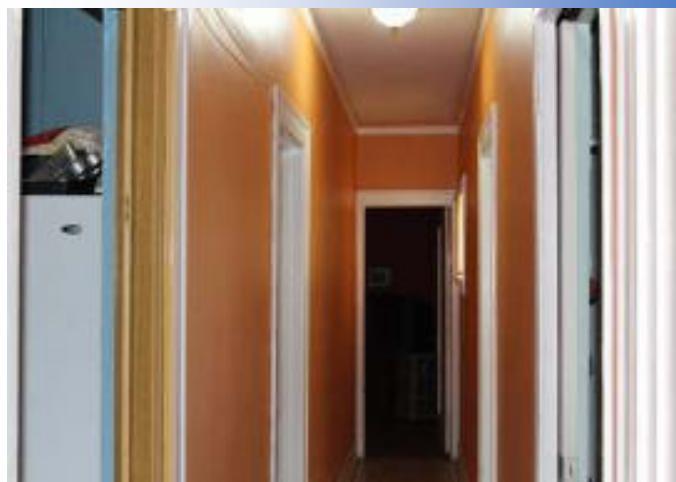
INVESTMENT HIGHLIGHTS

- 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

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

Price:	\$ 780,500
Down Payment:	30% \$ 234,150
Number of Units:	4
Cost per Unit:	\$ 195,125
Current GRM:	11.01
Current CAP:	5.86%
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
- Unit Mix 4-2+1
- Owner User Opportunity
- High Demand Rental Location
- Huge upside in rent
- Electrical and Water Heater Upgraded

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	\$ 70,920		\$ 84,000	
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%
Net Operating Income:	\$ 45,702		\$ 57,628	
Less Loan Payments:	31,300	1.46	31,300	
Pre-Tax Cash Flow:	\$ 14,402	6.2%	\$ 26,328	11.2%
Plus Principal Reduction:	9,621		9,621	
Total Return Before Taxes:	\$ 24,023	10.3%	\$ 35,949	15.4%

Property Rental Information

# of Units	Unit Type	Current Rents				Market Rents				Estimated Annualized Expenses			
		Ave.	Monthly	Monthly	Monthly	Rent/Unit	Income	Rent/Unit	Income	Taxes: (New)	\$ 9,756	Utilities	\$ 4,560
										Maintenance	\$ 4,255	Rubbish	\$ 528
4	2+1	\$ 510	\$ 5,310	\$ 1,600	\$ 6,400					Reserves & Misc	\$ 800	Landscaping	\$ 600
										Pest Control	\$ 600		
Total Scheduled Rent:		\$ 5,310		\$ 6,400						Total Expenses:	\$23,090		
Billboard:		\$ 600		\$ 600						Per Net Sq. Ft.:	\$5.22		
Parking, Storage, Misc:		\$ -		\$ -						Per Unit:	\$5,772.56		
Monthly Scheduled Gross Income:		\$ 5,910		\$ 7,000									
Annual Scheduled Gross Income:		\$ 70,920		\$ 84,000									

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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
3	2+1	VACANT	\$0
4	2+1	VACANT	\$0

GRAND TOTALS: **\$510** **\$6,400**



MICHAEL PESCI, SENIOR INVESTMENT ASSOCIATE AND JAMES ANTONUCCI, ASSOCIATE

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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: _____

Monthly Income

Estimated Annual Expenses

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

**Current Loan Bal-
ance:** _____

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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