EXCLUSIVELY LISTED BY APLA GROUP

3915 Stevely Ave

LOS ANGELES, CA

PRICE:

$1,635,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- High Demand Rental Location
- 11.41 GRM & 5.02% Cap Rate
- Unit Mix: 10-1+1 | 2-2+2
- On-Site Storage Currently Vacant
- Secure Parking
- On Site Laundry
- Individually Metered for Gas & Electric

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PRESENTED BY:

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3915 STEVELY AVE

INVESTMENT SUMMARY

Price:		**$1,635,000**
Down Payment:	37%	$602,614
Units:		**12**
Cost per Unit:		$136,250
Current GRM:		**11.41**
Current CAP:		**5.02%**
Market GRM:		8.46
Market CAP:		7.81%
Age:		1959
Lot SF:		8,235
Building SF:		8,819
Price per SF:		$185.40
Zoning:		R3

Great Unit Mix: 10-1+1 I 2-2+2
Great Los Angeles Location
High Demand Rental Location
11.41 GRM & 5.02% Cap Rate

PROPOSED FINANCING

First Loan Amount:		$1,032,386
Terms:	4.19%	30 Years (5-Year Fix)
Monthly Payment:		$5,043

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	**$143,346**		**$193,200**	
Less Vacancy Rate Reserve:	4,300	3.0%	5,796	3.0%
Gross Operating Income:	139,046		187,404	
Less Expenses:	56,890	39.7%	59,791	30.9%
Net Operating Income:	**$82,156**		**$127,613**	
Less Loan Payments:	60,510	1.36	60,510	
Pre-Tax Cash Flow:	**$21,646**	**3.6%**	**$67,103**	**11.1%**
Plus Principal Reduction:	17,587		17,587	
Total Return Before Taxes:	**$39,233**	**6.5%**	**$84,690**	**14.1%**

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	**UNIT TYPE**	**RENT PER UNIT**	**TOTAL INCOME**	**RENT PER UNIT**	**TOTAL INCOME**
10	1+1	$931	$9,312	$1,250	$12,500
2	2+2	$1,167	$2,334	$1,500	$3,000

	CURRENT	PRO-FORMA
Total Scheduled Rent:	**$11,645**	**$15,500**
Laundry:	$300	$300
Parking, Storage, Misc:		$300
Monthly Scheduled Gross Income:	$11,945	$16,100
Annual Scheduled Gross Income:	**$143,346**	**$193,200**

ESTIMATED EXPENSES

Taxes: (new)	$20,438
Insurance:	$3,528
Utilities:	$13,320
Maintenance:	$6,952
Rubbish:	$2,160
Reserves:	$2,400
Landscaping:	$600
Pest Control:	$540
Off-Site Mgmt:	$6,952
Total Expenses:	**$56,890**
Per SF:	$6.45
Per Unit:	$4,741

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+2	$1,167	$1,500
2	1+1	$874	$1,250
3	1+1	$979	$1,250
4	1+1	$784	$1,250
5	1+1	$963	$1,250
6	1+1	$889	$1,250
7	2+2	$1,167	$1,500
8	1+1	$955	$1,250
9	1+1	$955	$1,250
10	1+1	$979	$1,250
11	1+1	$955	$1,250
12	1+1	$979	$1,250
	TOTAL:	$11,645	$15,500

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PHOTOS

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AERIAL VIEW

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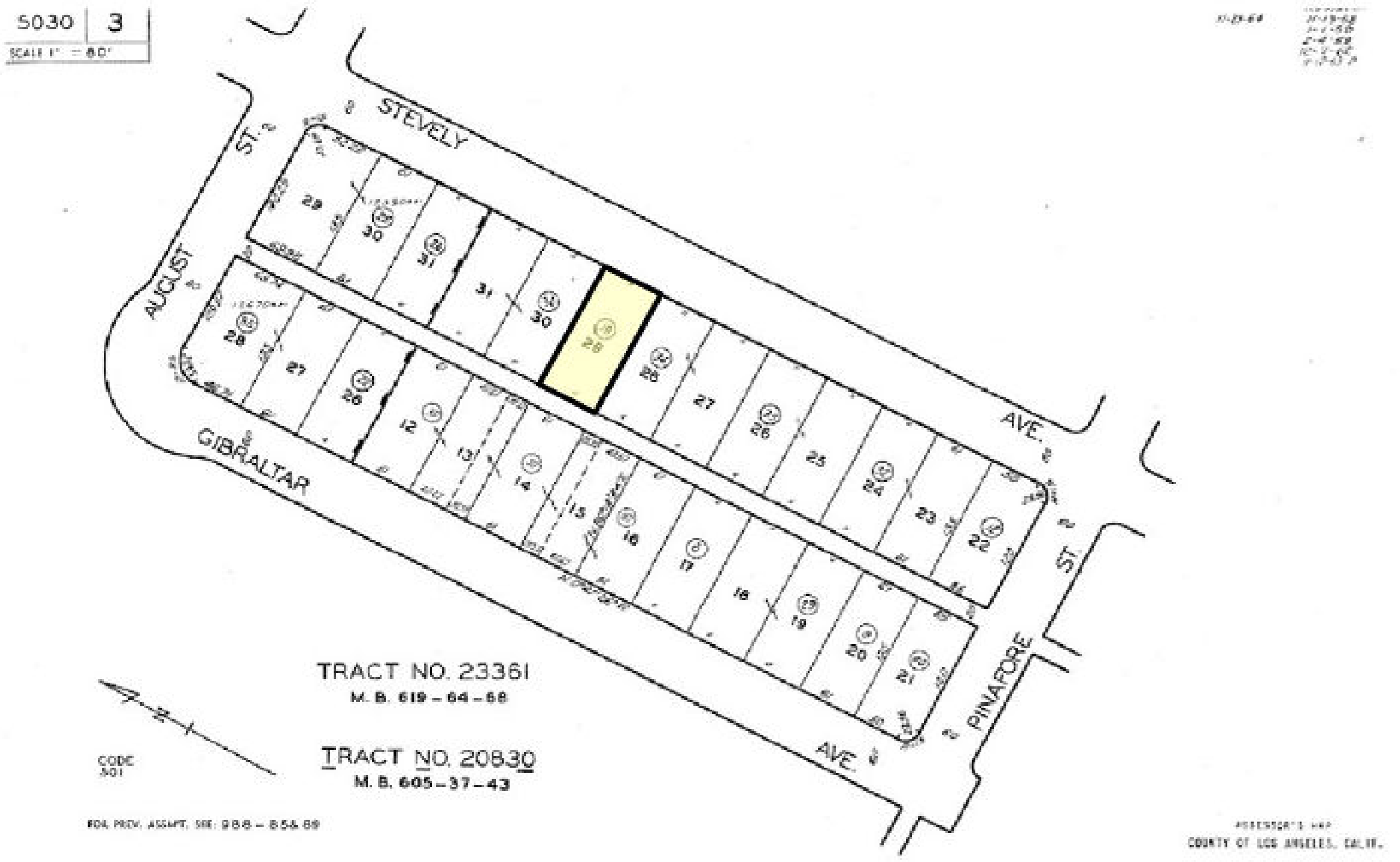
PARCEL MAP



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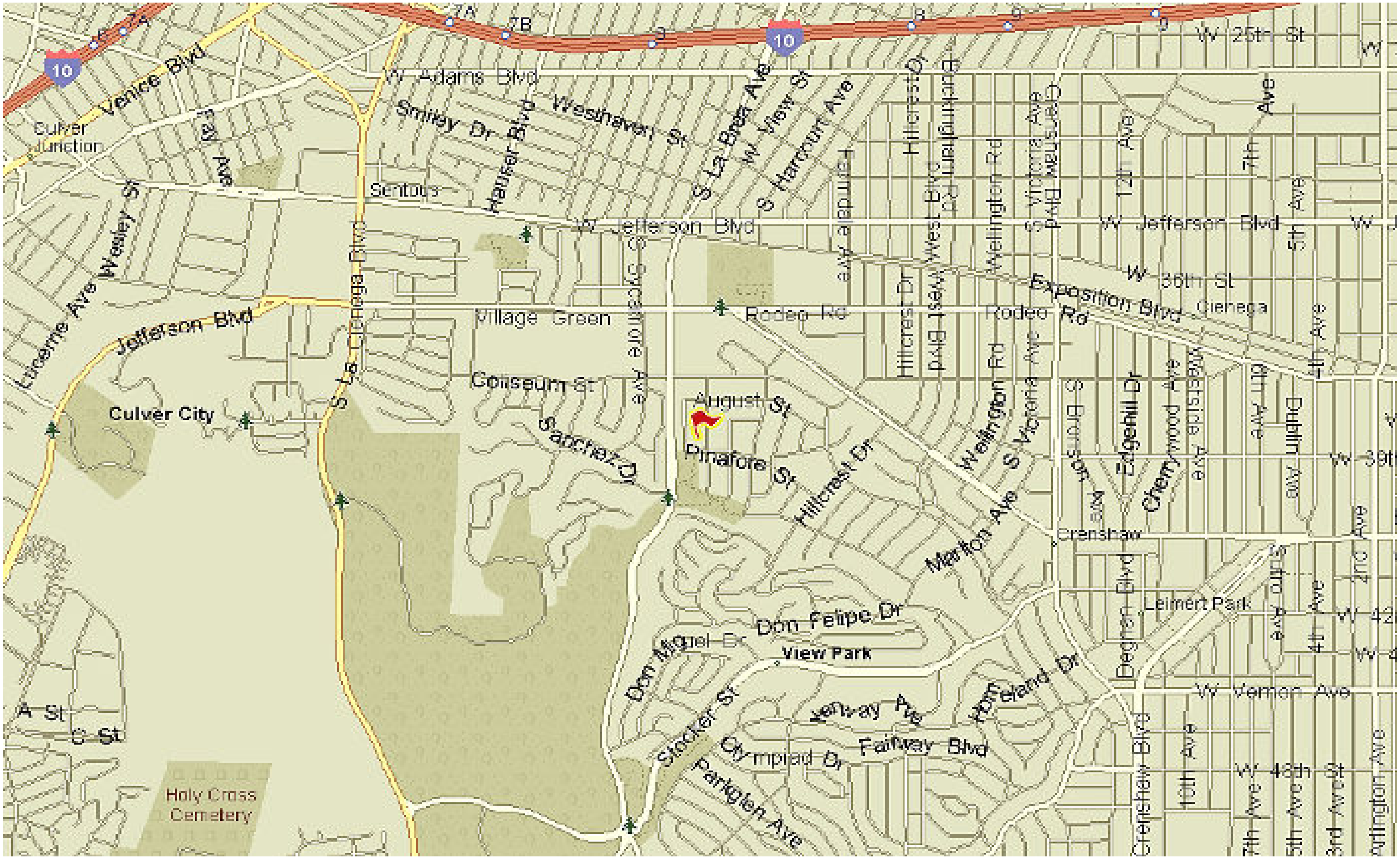
STREET MAP



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