

4036 MONT CLAIR ST

LOS ANGELES, CA



PRICE:

\$1,170,000

INVESTMENT HIGHLIGHTS:

- Great LOS ANGELES Location
- High Demand Rental Location
- 14.84 GRM & 3.95% Cap Rate
- Unit Mix: 6-1+1
- Lack of Inventory on Market
- On-Site Parking with Storage
- On-Site Laundry
- Individually Metered for Gas & Electric



KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
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JAMES ANTONUCCI
VP OF INVESTMENTS
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6 UNITS ON MONT CLAIR ST

INVESTMENT SUMMARY			
Price:			\$1,170,000
Down Payment:	50%		\$585,000
Units:			6
Cost per Unit:			\$195,000
Current GRM:			14.84
Current CAP:			3.95%
Market GRM:			10.00
Market CAP:			6.93%
Age:			1923
Lot SF:			7,500
Building SF:			4,436
Price per SF:			\$263.75
Zoning:			R3



Great LOS ANGELES Location
Unit Mix: 6-1+1
Lack of Inventory on Market
14.84 GRM & 3.95% Cap Rate

PROPOSED FINANCING			
First Loan Amount:			\$585,000
Terms:	4.00%	30 Years (5-Year Fix)	
Monthly Payment:			\$2,819

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$78,828			\$117,000	
Less Vacancy Rate Reserve:	2,365	3.0%		3,510	3.0%
Gross Operating Income:	76,463			113,490	
Less Expenses:	30,219	38.3%		32,440	27.7%
Net Operating Income:	\$46,244			\$81,050	
Less Loan Payments:	33,831	1.37		33,831	
Pre-Tax Cash Flow:	\$12,414	2.1%		\$47,219	8.1%
Plus Principal Reduction:	10,301			10,301	
Total Return Before Taxes:	\$22,715	3.9%		\$57,520	9.8%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
6	1+1	\$1,095	\$6,569	\$1,625	\$9,750
Total Scheduled Rent:			\$6,569		\$9,750
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$6,569		\$9,750
Annual Scheduled Gross Income:			\$78,828		\$117,000
Taxes: (new)					\$14,625
Insurance:					\$1,774
Utilities:					\$4,680
Maintenance:					\$3,441
Rubbish:					-
Reserves:					\$1,200
Landscaping:					\$900
Pest Control:					\$540
Off-Site Mgmt:					\$3,059
Total Expenses:					\$30,219
Per SF:					\$6.81
Per Unit:					\$5,036

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
4036		1+1		\$1,126	\$1,625
4038		1+1		\$967	\$1,625
2806		1+1		\$1,100	\$1,625
2808		1+1		\$1,500	\$1,625
2810		1+1		\$1,003	\$1,625
2812		1+1		\$873	\$1,625
TOTAL:				\$6,569	\$9,750

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PHOTOS



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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

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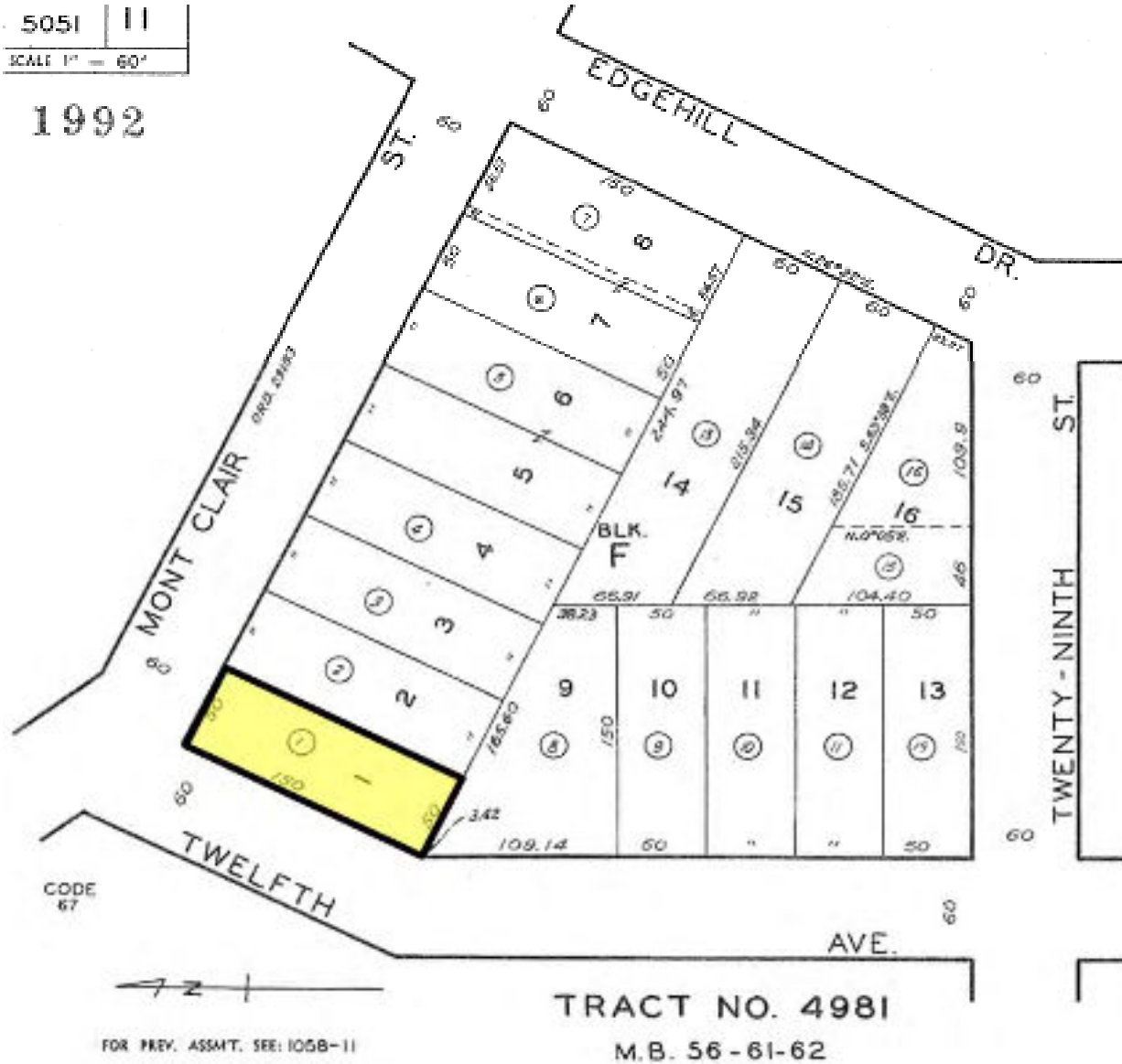
6 UNITS ON MONT CLAIR ST

PARCEL MAP

5051 11
SCALE 1" = 60'

1992

REVISED
2-22-26 10-22-26
7/20/2026
1000/2026/2026-27



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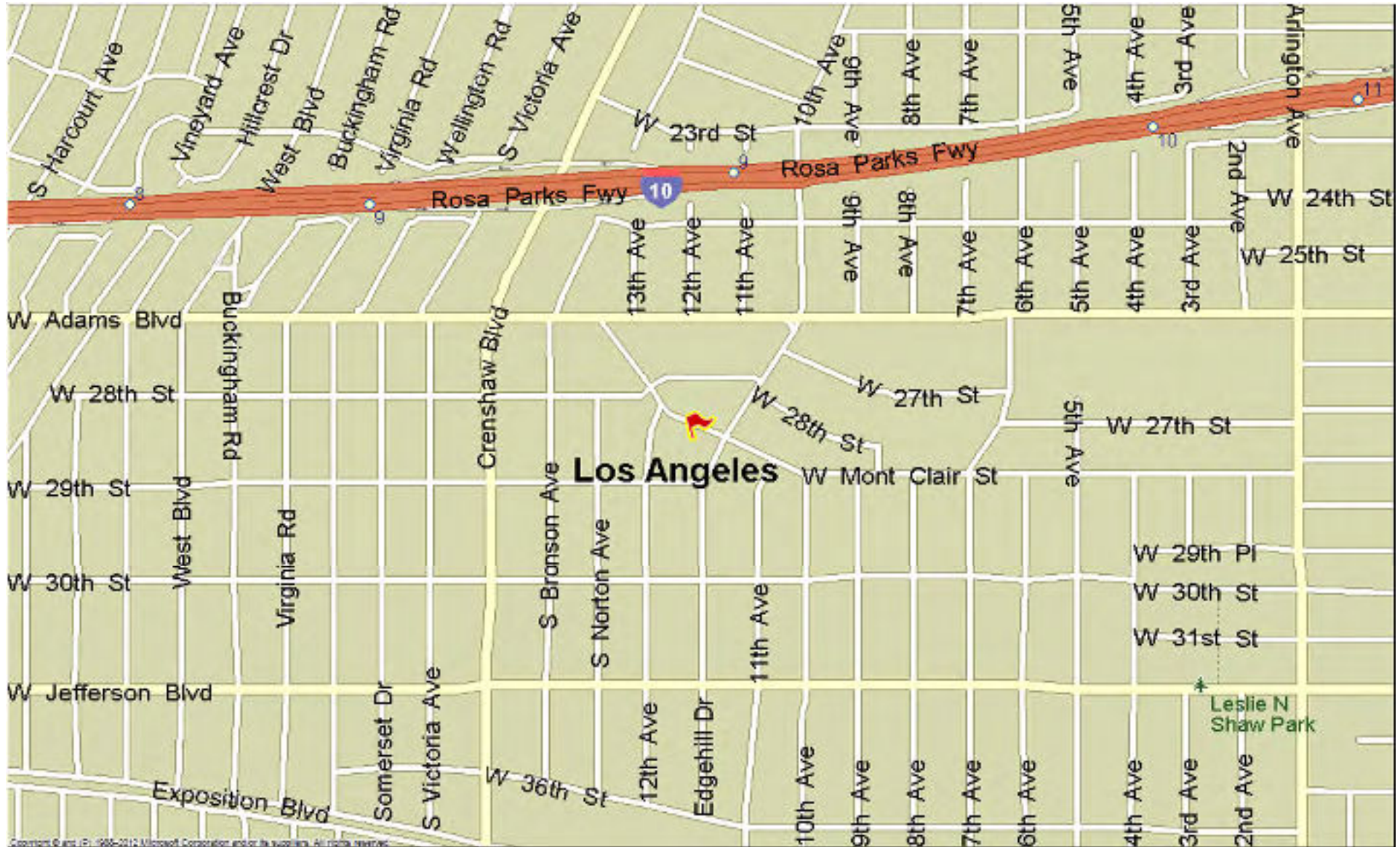
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ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF

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STREET MAP



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