

6882-6884 CAMROSE DR

LOS ANGELES, CA



PRICE:

\$1,500,000

INVESTMENT HIGHLIGHTS:

- Great LOS ANGELES Location
- High Demand Rental Location
- 16.76 GRM & 3.97% Cap Rate
- Unit Mix: 1-2+1 | 1-2+1.5
- Lack of Inventory on Market
- On-Site Parking with Storage
- Secure Entry & On-Site Parking
- 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
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
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DUPLEX ON CAMROSE DR

INVESTMENT SUMMARY		
Price:		\$1,500,000
Down Payment:	50%	\$750,000
Units:		2
Cost per Unit:		\$750,000
Current GRM:		16.76
Current CAP:		3.97%
Market GRM:		13.74
Market CAP:		5.16%
Age:		1923
Lot SF:		5,292
Building SF:		2,917
Price per SF:		\$514.23
Zoning:		R2



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PROPOSED FINANCING		
First Loan Amount:		\$750,000
Terms:	4.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,097

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$89,520		\$109,200	
Less Vacancy Rate Reserve:	2,686	3.0%	3,276	3.0%
Gross Operating Income:	86,834		105,924	
Less Expenses:	27,348	30.6%	28,494	26.1%
Net Operating Income:	\$59,486		\$77,430	
Less Loan Payments:	49,169	1.21	49,169	
Pre-Tax Cash Flow:	\$10,317	1.4%	\$28,262	3.8%
Plus Principal Reduction:	12,643		12,643	
Total Return Before Taxes:	\$22,960	3.1%	\$40,905	5.5%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	2+1	\$2,860	\$2,860	\$4,500	\$4,500
1	2+1.5	\$4,600	\$4,600	\$4,600	\$4,600
Total Scheduled Rent:			\$7,460		\$9,100
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$7,460		\$9,100
Annual Scheduled Gross Income:			\$89,520		\$109,200
				Total Expenses:	\$27,348
				Per SF:	\$9.38
				Per Unit:	\$13,674

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1.5	\$4,600	\$4,600
2	2+1	\$2,860	\$4,500
TOTAL:		\$7,460	\$9,100

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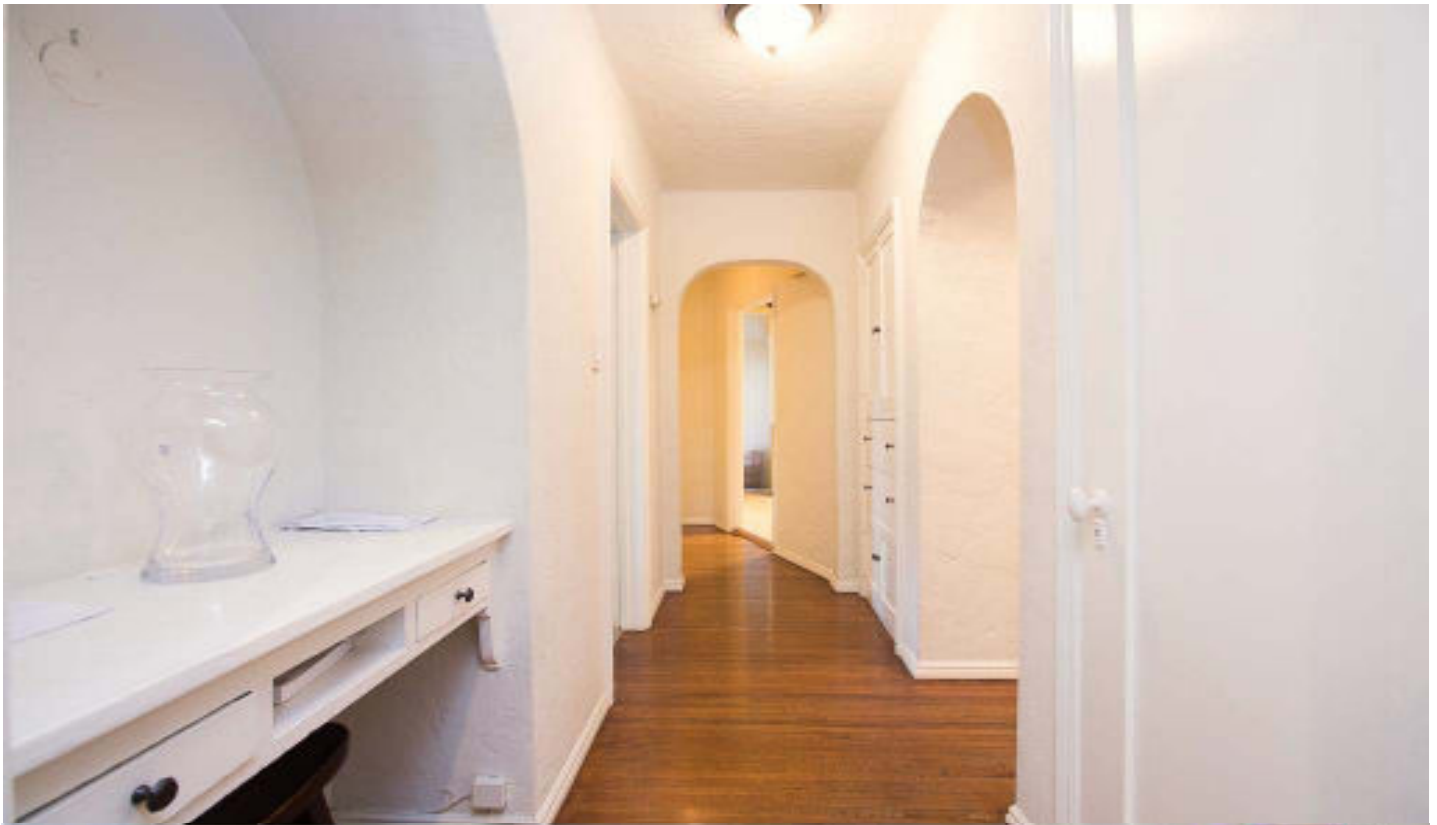
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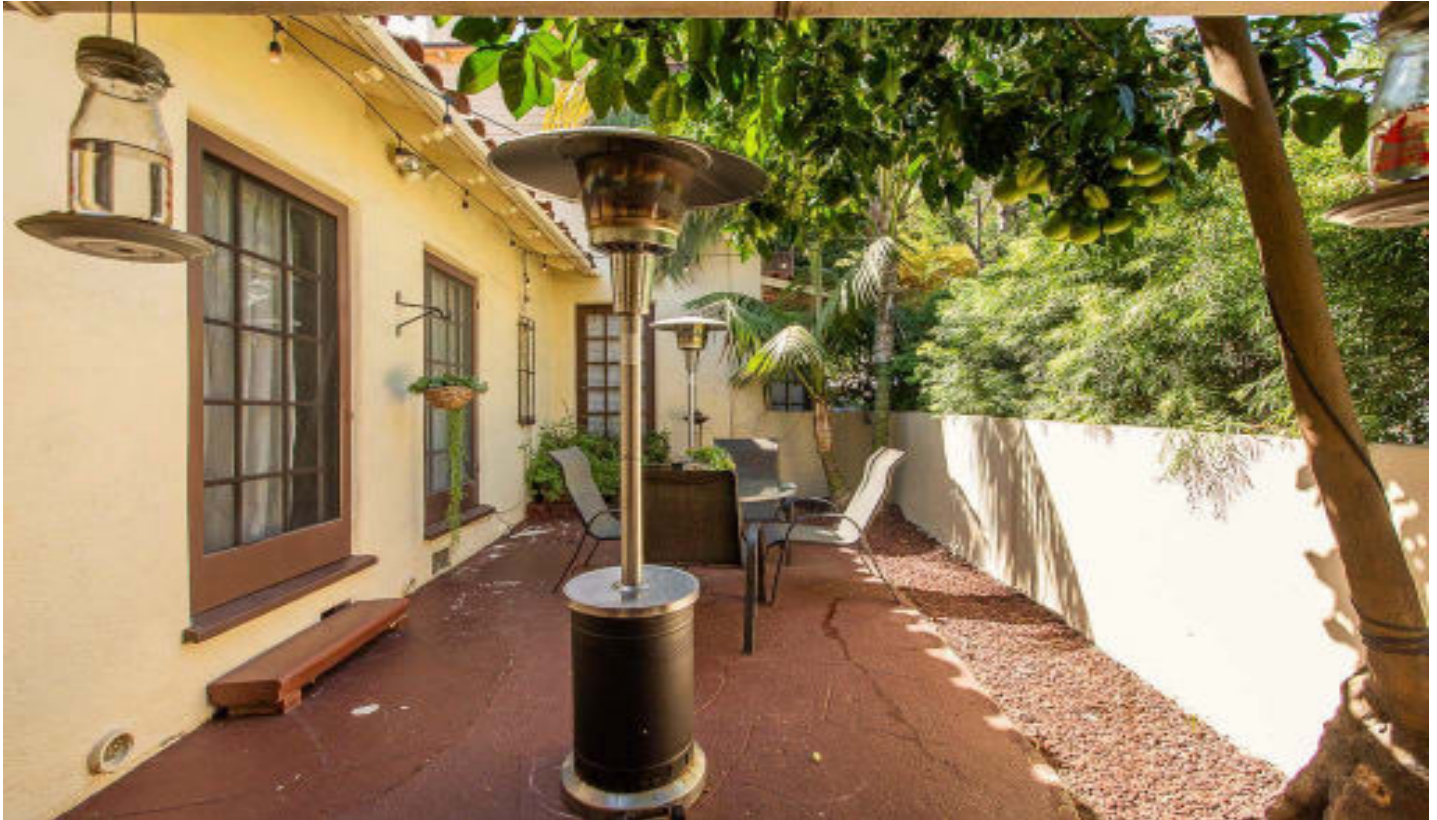
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AERIAL VIEW



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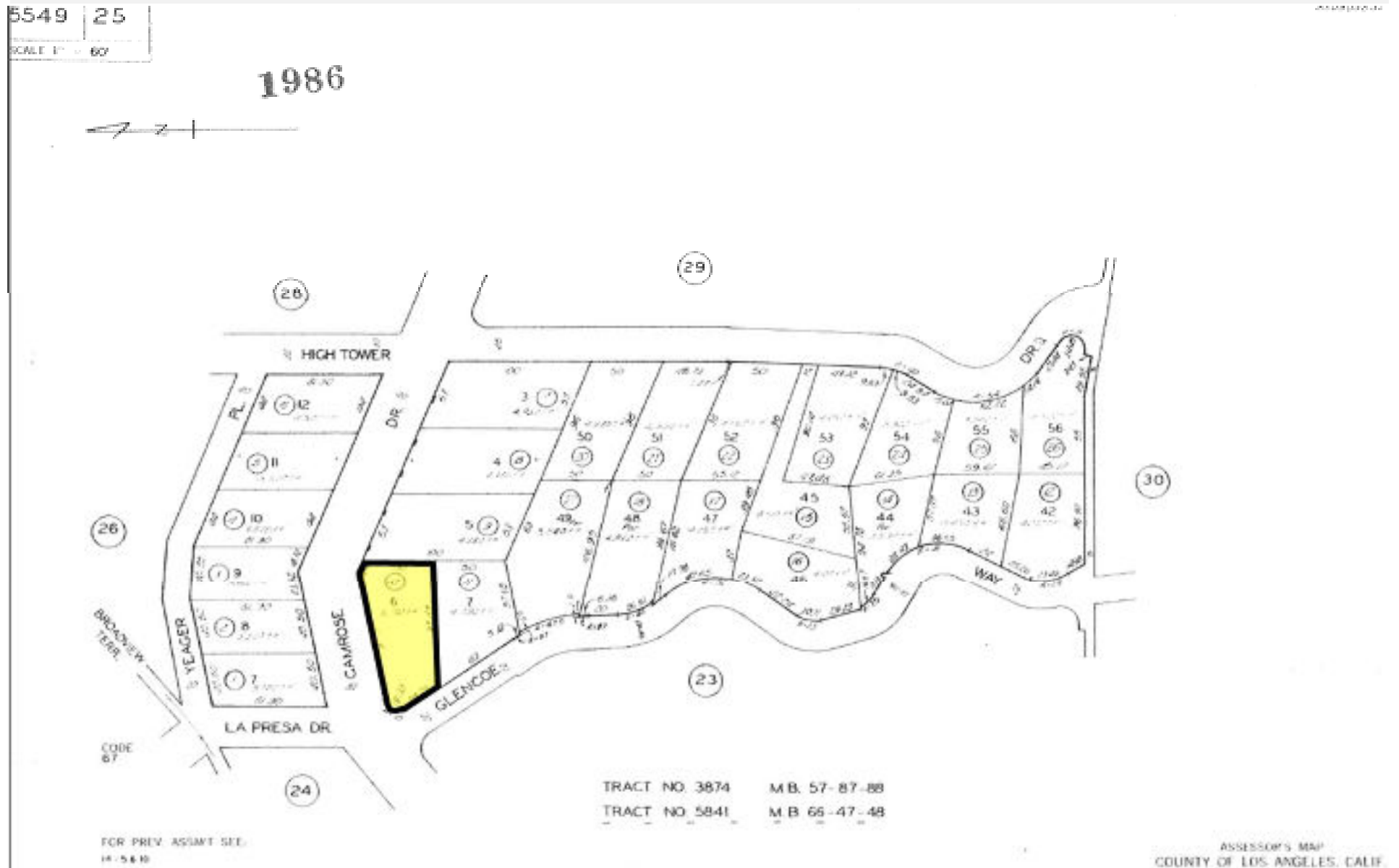
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DUPLEX ON CAMROSE DR

PARCEL MAP



MICHAEL PESCI & JAMES ANTONUCCI

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STREET MAP



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