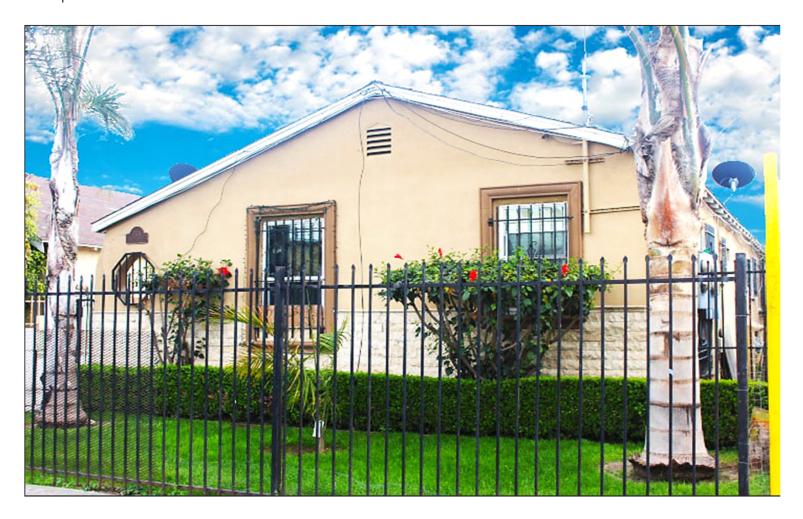
# 724-726 W 54TH ST

LOS ANGELES, CA



### PRICE:

\$550,000

### **INVESTMENT HIGHLIGHTS:**

- Great Los Angeles Location
- High Demand Rental Location
- 13.40 GRM & 4.43% Cap Rate
- Unit Mix: 4-1+1

- Lack of Inventory on Market
- On-Site Parking
- Residential Financing Available
- 100% Tenant Occupied



#### **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
(818) 432-1513
JAMES@APLAGROUP.COM

INVESTMENT SUMMARY				
Price:		\$550,000		
Down Payment:	100%	\$550,000		
Units:		4		
Cost per Unit:		\$137,500		
Current GRM:		13.40		
Current CAP:		4.43%		
Market GRM:		7.39		
Market CAP:		9.96%		
Age:		1937		
Lot SF:		5,447		
Building SF:		1,920		
Price per SF:		\$286.46		
Zoning:		R2		

|--|

Great Los Angeles Location Unit Mix: 4-1+1 Lack of Inventory on Market 13.40 GRM & 4.43% Cap Rate

### PROPOSED FINANCING

First Loan Amount: Terms: 4.25% 30 Years (5-Year Fix)
Monthly Payment: -

Annualized operating data					
	CURRENT		PRO-FORMA		
Scheduled Gross Income:	\$41,052		\$74,400		
Less Vacancy Rate Reserve:	1,232	3.0%	2,232	3.0%	
Gross Operating Income:	39,820		72,168		
Less Expenses:	15,455	37.6%	17,396	23.4%	
Net Operating Income:	\$24,366		\$54,772		
Less Loan Payments:	-		-		
Pre-Tax Cash Flow:	\$24,366	4.4%	\$54,772	10.0%	
Plus Principal Reduction:	-		-		
Total Return Before Taxes:	\$24,366	4.4%	\$54,772	10.0%	

	PRO	PERTY RENTAL	INFORMATION			ESTIMATED EXP	ENSES
UNIT	MIX	CURI	RENT	PRO-F	ORMA	Taxes: (new)	\$6,875
# OF	UNIT	RENT	TOTAL	RENT	TOTAL	Insurance:	\$768
UNITS	TYPE	PER UNIT	INCOME	PER UNIT	INCOME	Utilities:	\$4,080
4	1+1	\$855	\$3,421	\$1,550	\$6,200	Maintenance:	\$1,792
			. ,	. ,	. ,	Rubbish:	-
						Reserves:	\$800
						Landscaping:	\$600
						Pest Control:	\$540
		_				Off-Site Mgmt:	-
Total Sche	eduled Rent:	=	\$3,421	:	\$6,200		
Laundry:							
Parking, Stora	age, Misc:					Total Expenses:	\$15,455
Monthly Sche	eduled Gross Income:		\$3,421		\$6,200	Per SF:	\$8.05
Annual Scl	heduled Gross Incon	ne:	\$41,052		\$74,400	Per Unit:	\$3,864



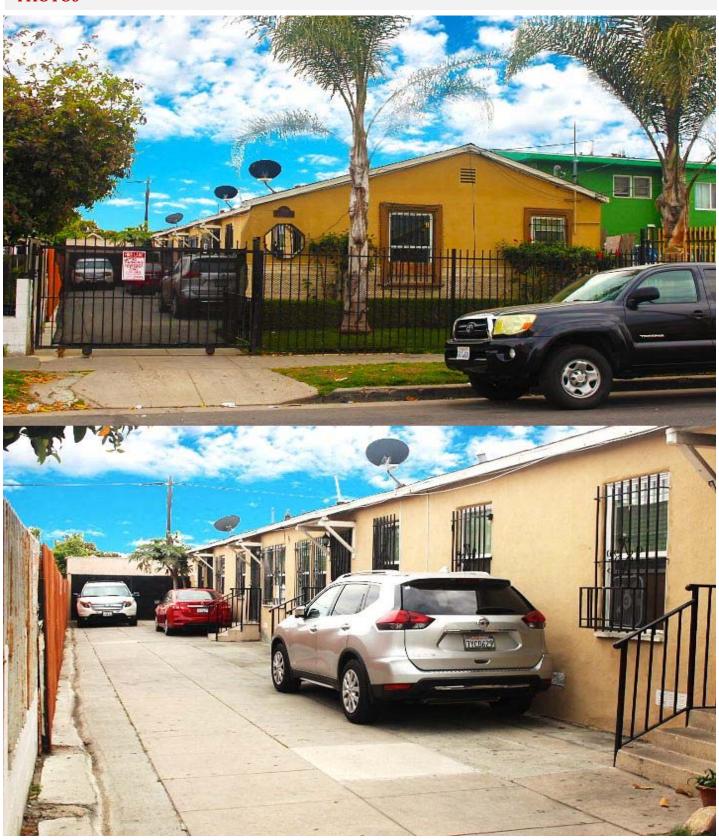
### **RENT ROLL**

UNIT #	UNIT TYPE	CURRENT RENT	Market Rent
724	1+1	\$808	\$1,550
724 ½	1+1	\$1,200	\$1,550
726	1+1	\$950	\$1,550
726 ½	1+1	\$464	\$1,550

TOTAL: \$3,421 \$6,200



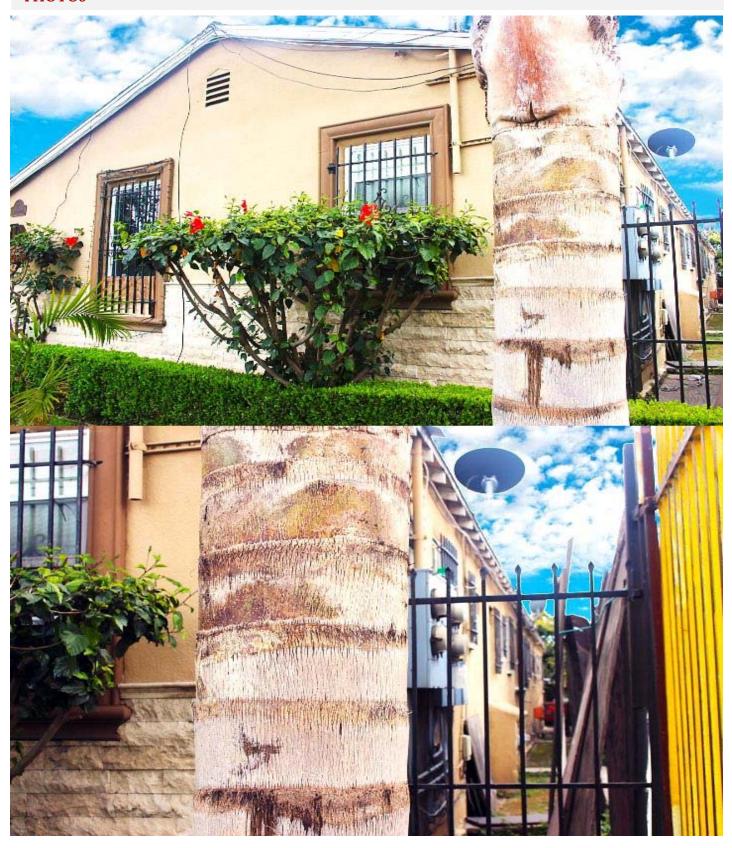
### **PHOTOS**



### MICHAEL PESCI & JAMES ANTONUCCI



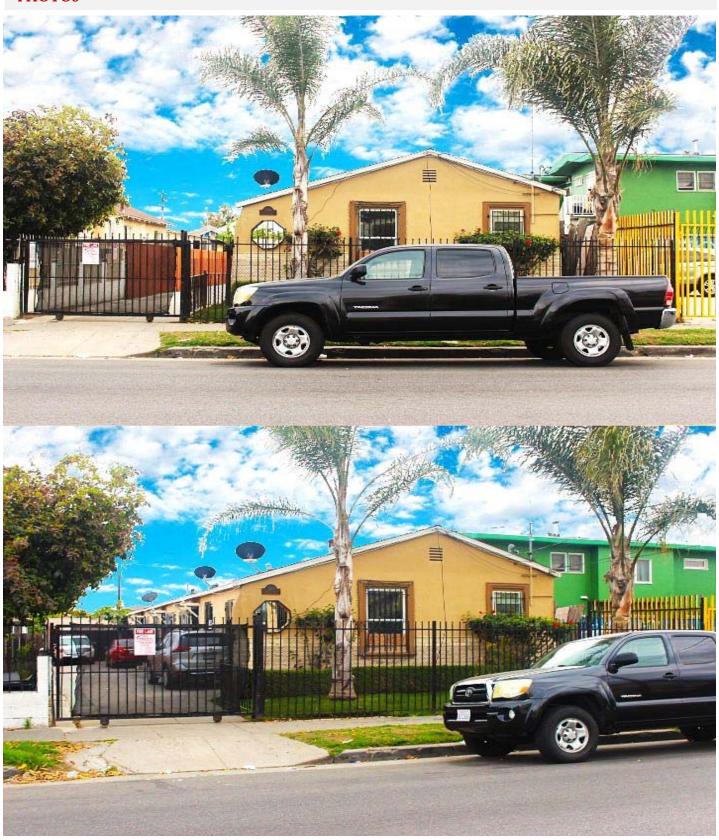
### **PHOTOS**



### MICHAEL PESCI & JAMES ANTONUCCI



## **PHOTOS**



### MICHAEL PESCI & JAMES ANTONUCCI



### **AERIAL VIEW**



### MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513



#### PARCEL MAP 23 5001 11-30-63 P SCALE 1" == 60' ST. 8 54TH ( 4 ST. **⊗** 20 ⑦ 19 (6) (5) (4) 18 × 16 × ② 21 3 25 24 ② 23 ② 22 5 BLK. A 6 30 122 HOOVER 29 @ 21 @ 19 3 (9) **7** ② 26 æ 23 ③ 22 10591 17 16 7 9 ST. 55 TH THE MC CARTHY CO'S. SUBDIVISION TRACT NO. 2515 MAJOR TOBERMAN PLACE CODE M.B. 32-9-10 M.B. 7-172 T. WIESENDANGER'S FIGUEROA PARK TRACT FOR PREV. ASSMT. SEE: 242 - 43 & 46 ASSESSOR'S MAP M.B. 6-174 COUNTY OF LOS ANGELES, CALIF.



VP OF INVESTMENTS & VP OF INVESTMENTS BRE # 01274379 & BRE # 01822661 (818) 432-1627 & (818) 432-1513



#### STREET MAP W 47th St W 47th St W 47th PI 5 E 47th PI W 48th St W 48th St # E 48th St sas W 50th St W 49th St W 49th St E 49th St W 49th Pl Ave E 50th St VV 50th St VV 50th St W 50th PI W 51st St S Normandie W 51st St E 51st St W 51st <sup>n</sup> W 52nd St W 52nd St W 52nd St E 52nd St W 52nd St W 52nd PI W 52nd PI W 53rd St W 53rd St E 53rd St 110 E 54th St W 54th St **Budlong Ave** Los Angeles E 55th St VV 55th St W 55th St W 56th St W 56th St E 56th St W 56th St W 57th St E 57th St W 57th St W 57th St S W 58th St W 58th St E 58th St W 58th St Wildasin W Slauson Ave Woodlawn Ave Denver Ave Bonsallo Ave Vermont Ave W 58th PI S Figueroa St W 59th St Raymond buolby W 60th St W 59th St Wall St 18B W 59th PI



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