

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

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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

4 UNITS ON 54TH ST

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%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$855	\$3,421	\$1,550	\$6,200
Total Scheduled Rent:			\$3,421		\$6,200
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$3,421		\$6,200
Annual Scheduled Gross Income:			\$41,052		\$74,400

ESTIMATED EXPENSES

Taxes: (new)	\$6,875
Insurance:	\$768
Utilities:	\$4,080
Maintenance:	\$1,792
Rubbish:	-
Reserves:	\$800
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	-
Total Expenses:	\$15,455
Per SF:	\$8.05
Per Unit:	\$3,864

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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

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PHOTOS



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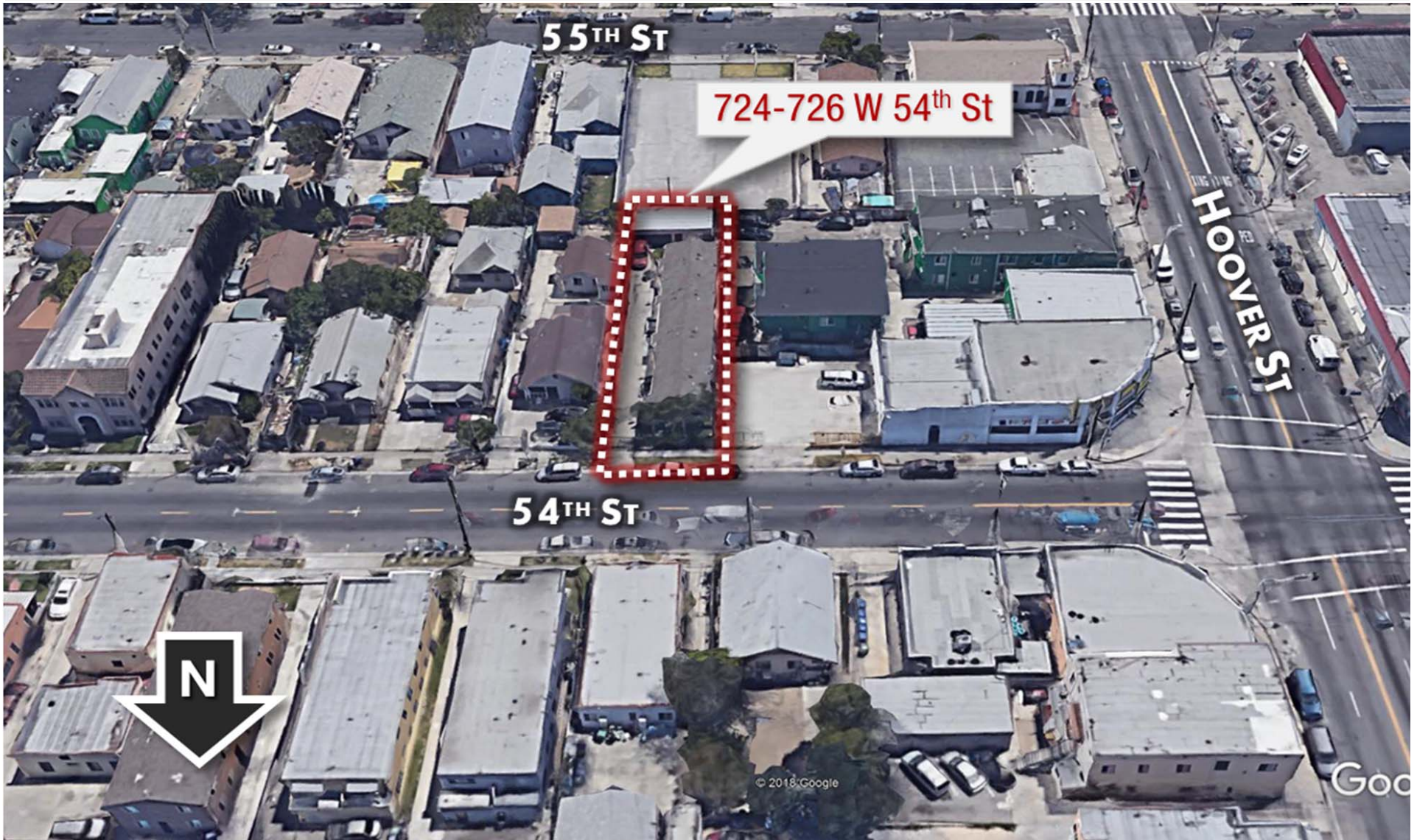
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AERIAL VIEW



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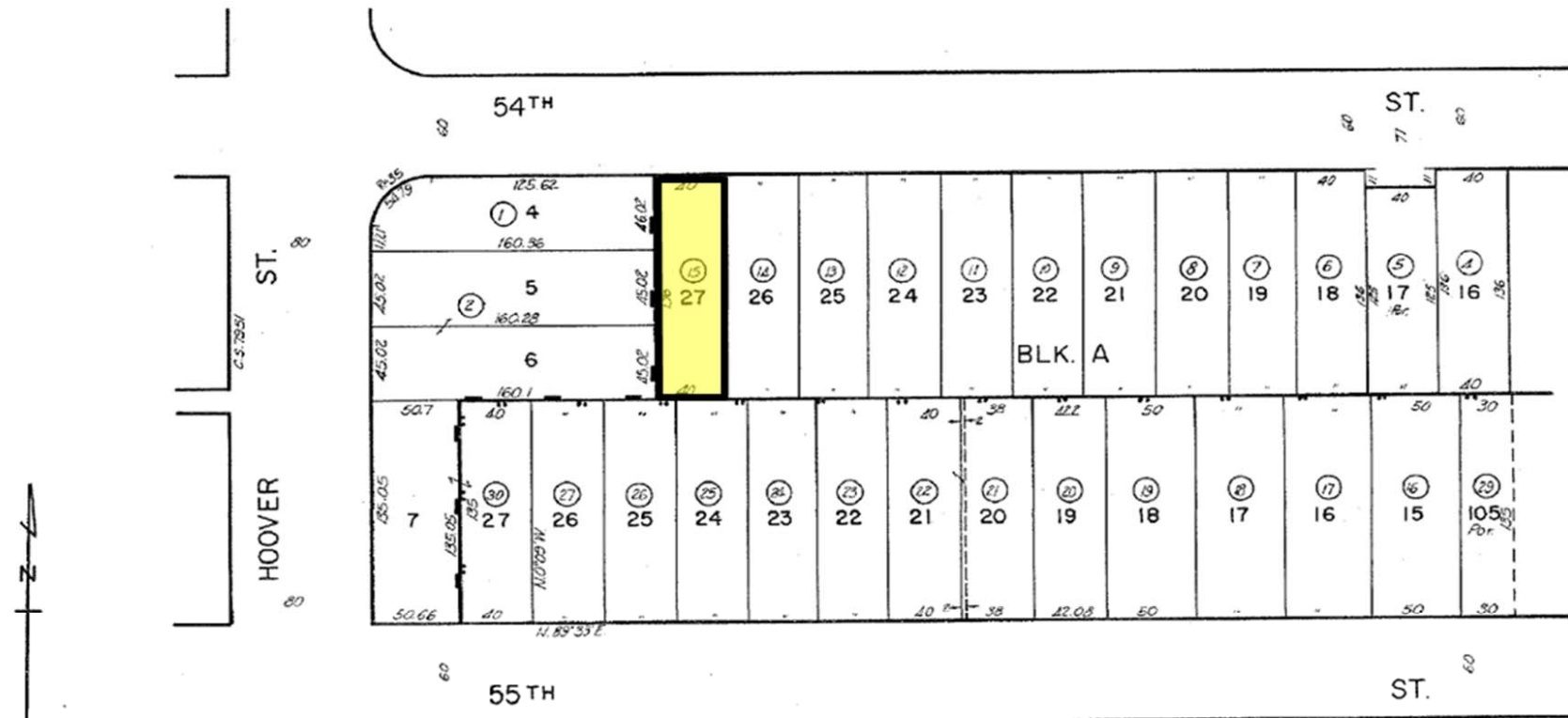
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4 UNITS ON 54TH ST

PARCEL MAP

5001 23
SCALE 1" = 60'

REVISED
11-30-63 P



CODE
7

FOR PREV. ASSMT. SEE: 242 - 43 & 46

TRACT NO. 2515
M.B. 32-9-10

THE MC CARTHY CO'S SUBDIVISION
MAJOR TOBERMAN PLACE
M.B. 7-172

T. WIESENDANGER'S
FIGUEROA PARK TRACT
M.B. 6-174

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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