

7516 S. Western Ave

LOS ANGELES, CA



PRICE:

\$879,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- Lack of Inventory on Market
- 13.06 GRM & 4.31% Cap Rate
- Unit Mix: 4-1+1 | 2-2+1
- High Demand Rental Location
- On-Site Parking
- Secure Entry
- On-Site Laundry

apla GROUP

KW COMMERCIAL

12001 VENTURA BLVD
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:		\$879,000
Down Payment:	40%	\$351,600
Units:		6
Cost per Unit:		\$146,500
Current GRM:		13.06
Current CAP:		4.31%
Market GRM:		8.93
Market CAP:		7.54%
Age:		1953
Lot SF:		5,494
Building SF:		4,180
Price per SF:		\$210.29
Zoning:		C2



Great Los Angeles Location
Unit Mix: 4-1+1 | 2-2+1
High Demand Rental Location
13.06 GRM & 4.31% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		\$527,400
Terms:	3.88%	30 Years (7-Year Fix)
Monthly Payment:		\$2,480

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$67,284		\$98,400	
Less Vacancy Rate Reserve:	2,019	3.0%	2,952	3.0%
Gross Operating Income:	65,265		95,448	
Less Expenses:	27,354	40.7%	29,165	29.6%
Net Operating Income:	\$37,911		\$66,283	
Less Loan Payments:	29,760	1.27	29,760	
Pre-Tax Cash Flow:	\$8,151	2.3%	\$36,522	10.4%
Plus Principal Reduction:	9,490		9,490	
Total Return Before Taxes:	\$17,641	5.0%	\$46,013	13.1%

PROPERTY RENTAL INFORMATION AS OF JUNE 1, 2018						ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA			
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME		
4	1+1	\$864	\$3,456	\$1,300	\$5,200	Taxes: (new)	\$10,988
2	2+1	\$1,076	\$2,151	\$1,500	\$3,000	Insurance:	\$2,090
						Utilities:	\$6,840
						Maintenance:	\$2,937
						Rubbish:	\$2,160
						Reserves:	\$1,200
						Landscaping:	\$600
						Pest Control:	\$540
						Off-Site Mgmt:	-
Total Scheduled Rent:			\$5,607		\$8,200	Total Expenses:	\$27,354
Laundry:						Per SF:	\$6.54
Parking, Storage, Misc:						Per Unit:	\$4,559
Monthly Scheduled Gross Income:			\$5,607		\$8,200		
Annual Scheduled Gross Income:			\$67,284		\$98,400		

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$879	\$1,300
2	1+1	\$879	\$1,300
3	2+1	\$1,097	\$1,500
4	1+1	\$848	\$1,300
5	1+1	\$850	\$1,300
6	2+1	\$1,054	\$1,500
TOTAL:		\$5,607	\$8,200

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7516 S. WESTERN AVE

PHOTOS



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AERIAL VIEW



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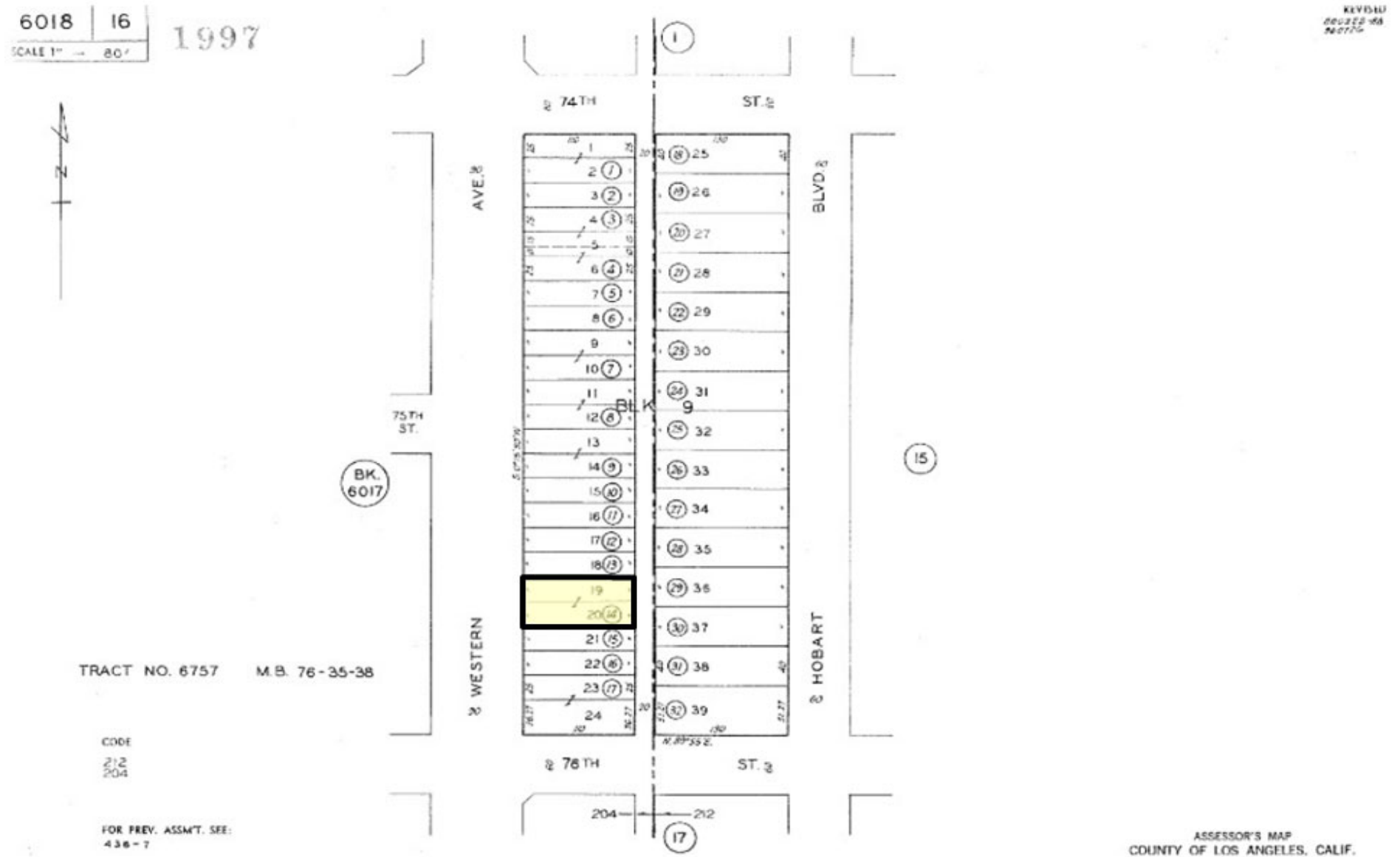
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PARCEL MAP



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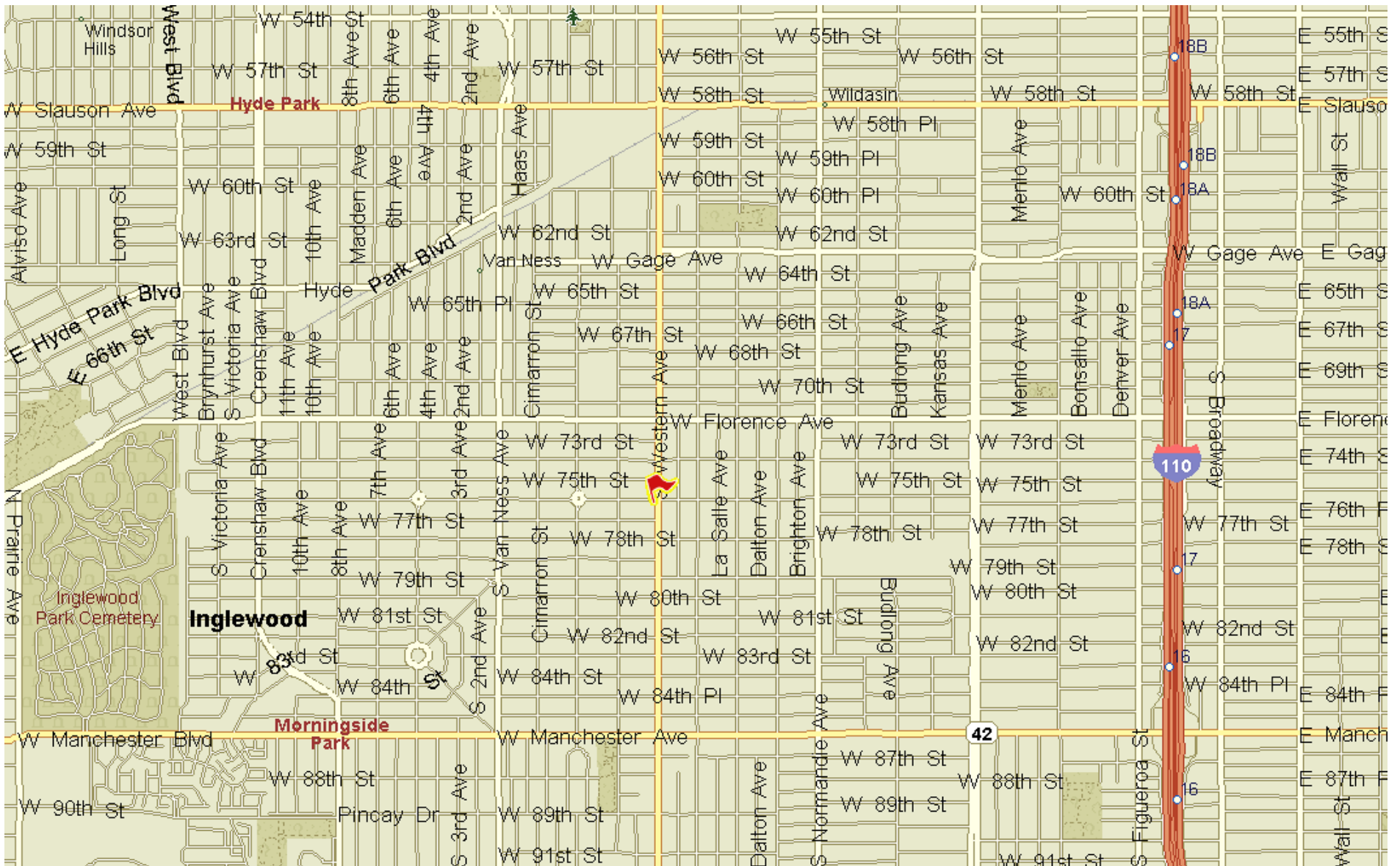
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STREET MAP



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