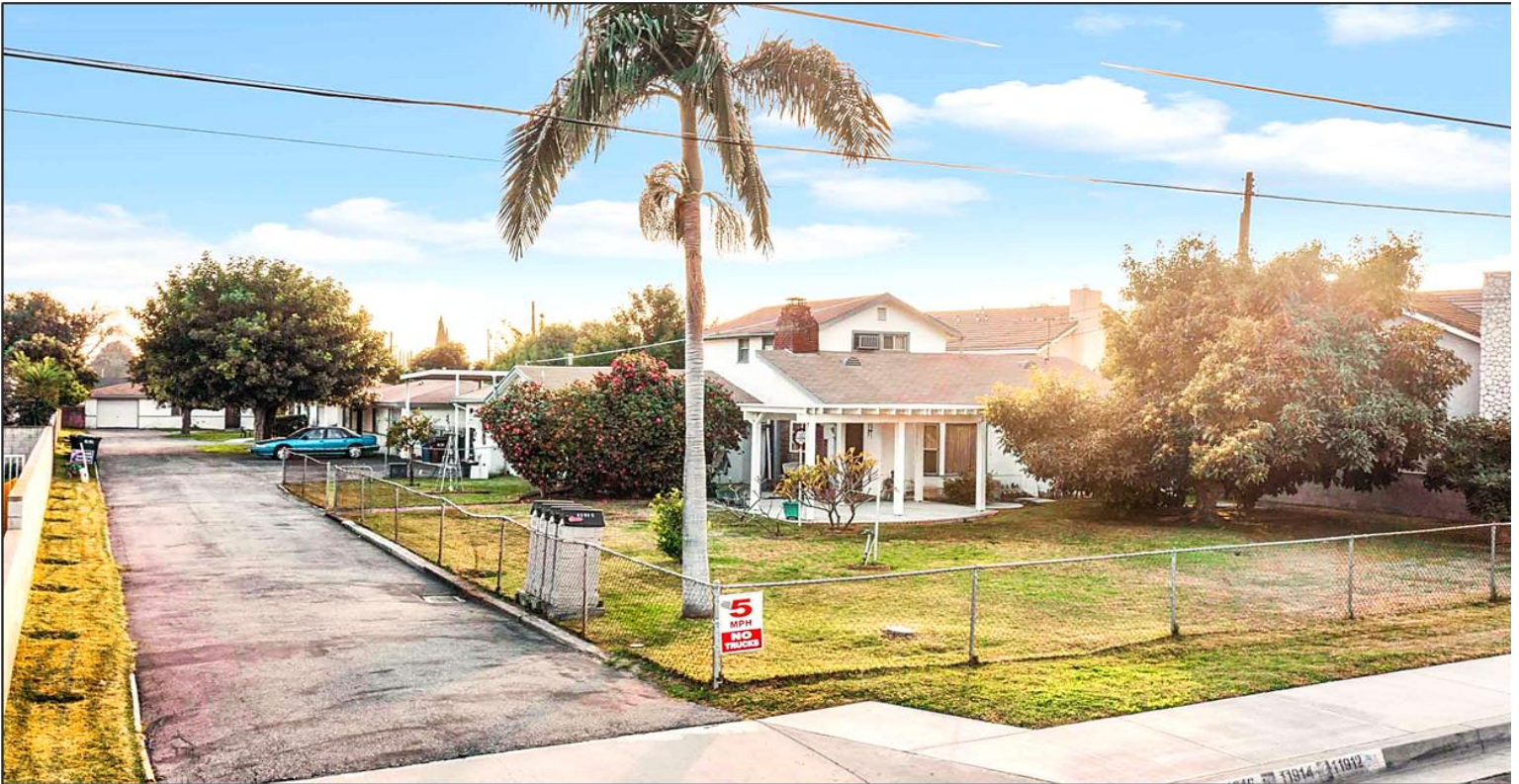


11912 McGirk Ave

EL MONTE, CA



PRICE:

\$1,900,000

INVESTMENT HIGHLIGHTS:

- Potential Development Opportunity
- On-Site Parking with Storage
- Large Lot: Approximately 30,422 SQFT
- Unit Mix: 3-2+1 | 1-5+2
- In-Unit Laundry
- Individually Metered for Gas & Electric
- Short Distance To I-10 & I-605 Freeways
- Owner/User Opportunity

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLCUA LAKE, CA 91602

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 MCGIRK AVE

INVESTMENT SUMMARY		
Price:		\$1,900,000
Down Payment:	100%	\$1,900,000
Units:		4
Cost per Unit:		\$475,000
Current GRM:		16.84
Current CAP:		3.57%
Market GRM:		13.25
Market CAP:		5.06%
Age:		1962
Lot SF:		30,422
Building SF:		4,982
Price per SF:		\$381.37
Zoning:		EMR1BY



Rental Upside
 Unit Mix: 3-2+1 | 1-5+2
 Owner/User Opportunity
 Large Lot: Approximately 30,422 SQFT

PROPOSED FINANCING		
First Loan Amount:		-
Terms:	7.50%	30 Years (5-Year Fix)
Monthly Payment:		-

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$112,800		\$143,400	
Less Vacancy Rate Reserve:	3,384	3.0%	4,302	3.0%
Gross Operating Income:	109,416		139,098	
Less Expenses:	41,536	36.8%	42,871	29.9%
Net Operating Income:	\$67,880		\$96,227	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$67,880	0.0%	\$96,227	0.0%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$67,880	0.0%	\$96,227	0.0%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
3	2+1	\$1,650	\$4,950	\$2,500	\$7,500
1	5+2	\$4,450	\$4,450	\$4,450	\$4,450
Total Scheduled Rent:			\$9,400		\$11,950
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$9,400		\$11,950
Annual Scheduled Gross Income:			\$112,800		\$143,400

ESTIMATED EXPENSES	
Taxes: (new)	\$23,750
Insurance:	\$4,982
Utilities:	\$4,680
Maintenance:	\$4,924
Rubbish:	-
Reserves:	\$800
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$41,536
Per SF:	\$8.34
Per Unit:	\$10,384

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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



4 UNITS ON MCGIRK AVE

RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
11912	House - Vacant	5+2	\$4,450	\$4,450
11914		2+1	\$1,300	\$2,500
11916		2+1	\$1,150	\$2,500
11918	Vacant	2+1	\$2,500	\$2,500
TOTAL:			\$9,400	\$11,950

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AERIAL VIEW



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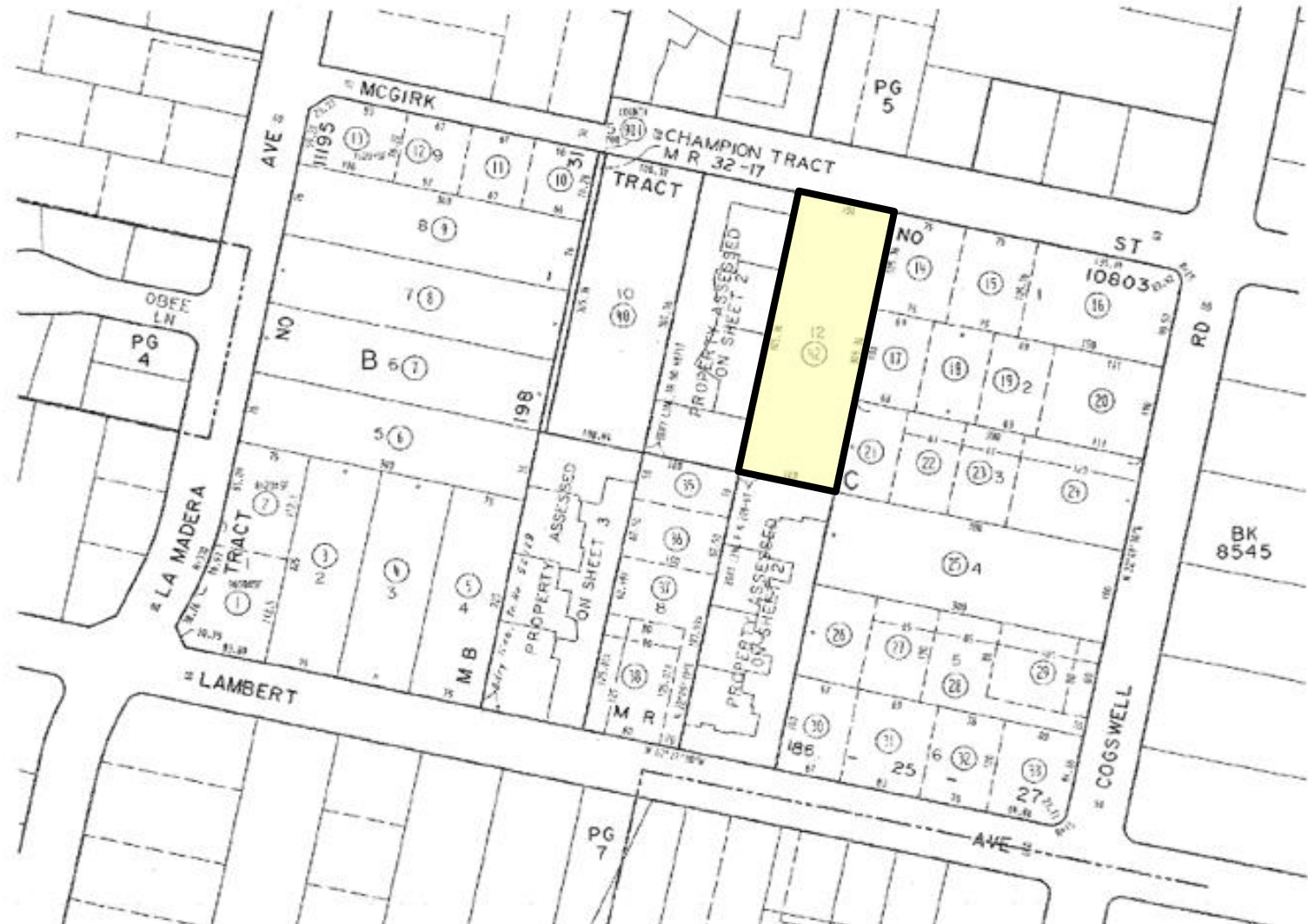
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4 UNITS ON MCGIRK AVE

PARCEL MAP

8548 | 6 | SCALE 1" = 100' | TPA 3621 | OFFICE OF ASSESSOR | COUNTY OF LOS ANGELES | REVISED 03/08/2018 | 1998 04/001001 05 | 800 527-0000

1998

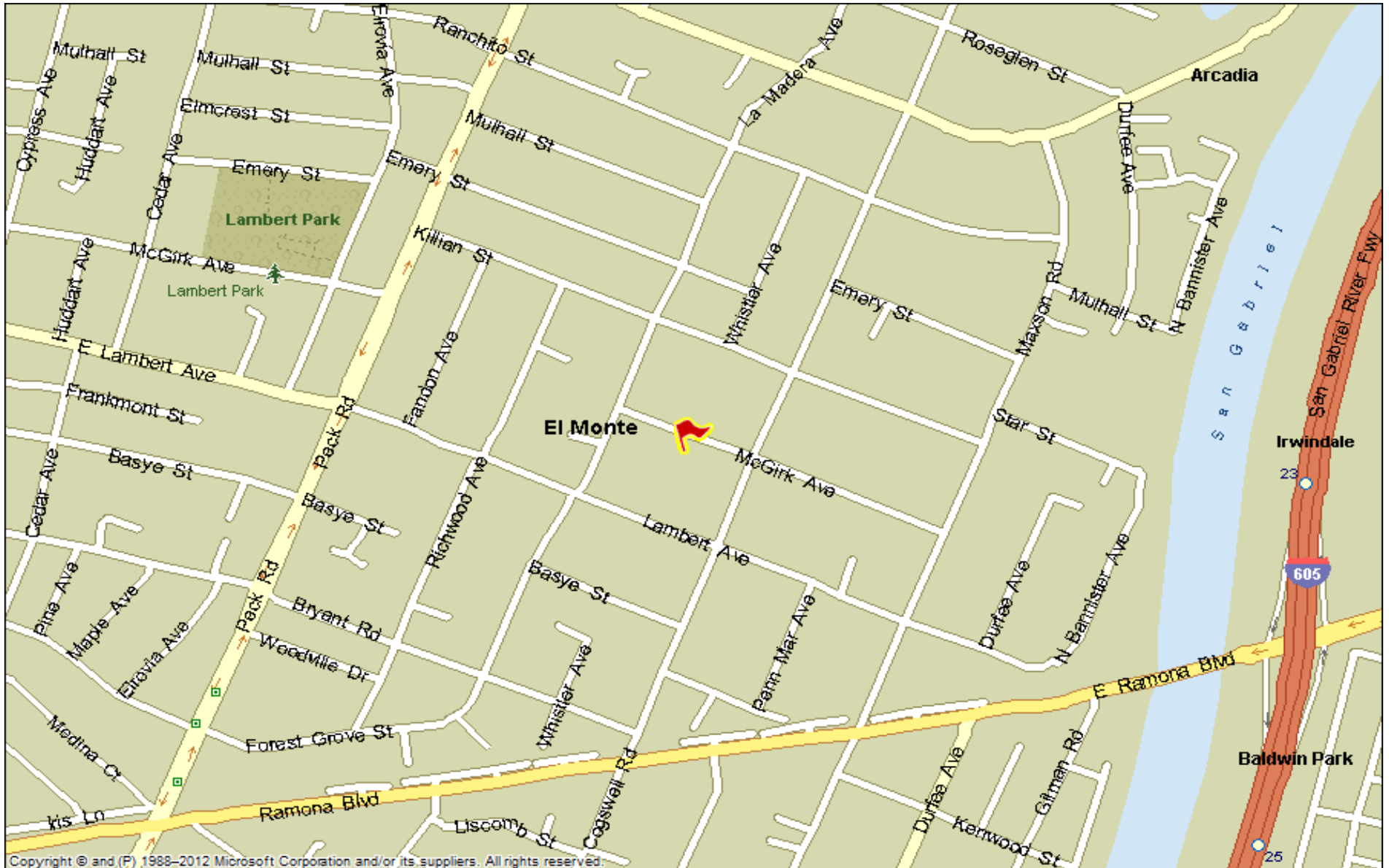


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4 UNITS ON MCGIRK AVE

STREET MAP



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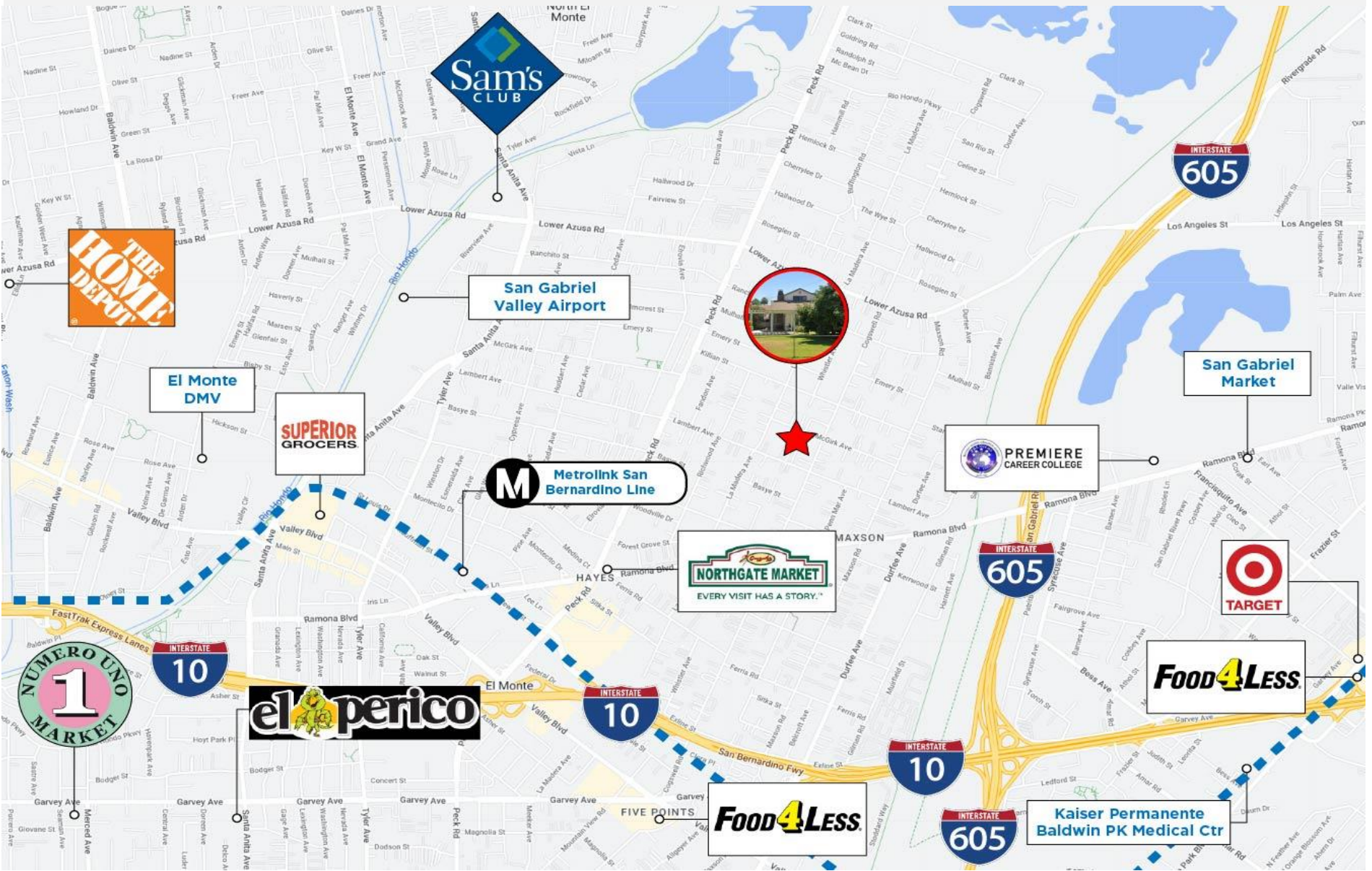
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AMENITY MAP



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