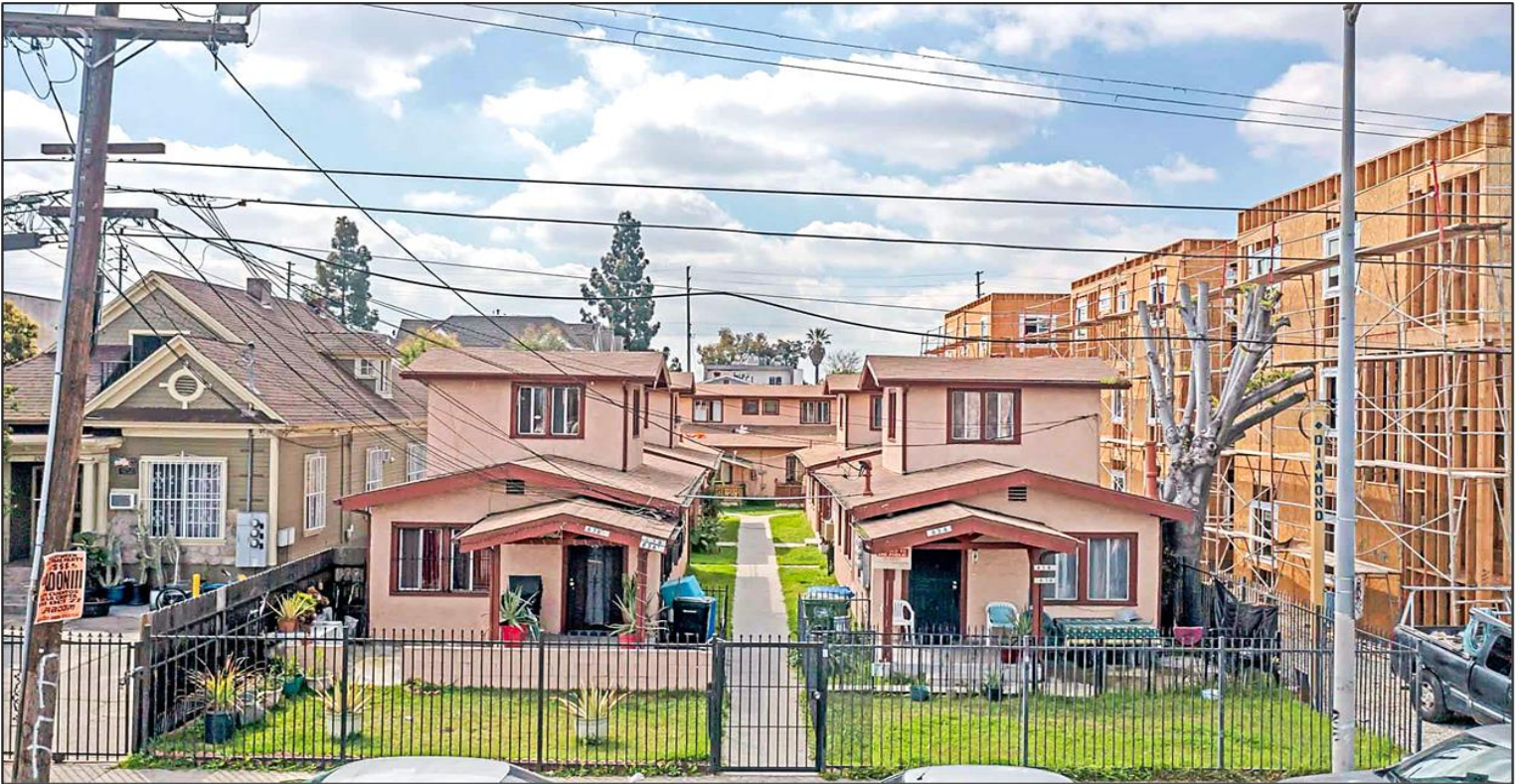


634 E Adams Blvd

LOS ANGELES, CA



PRICE:

\$725,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- Transit/Shopping Access
- Gated/Secure Entry
- Unit Mix: 6-1+1
- Tremendous Rental Upside
- I-10 & I-110 Freeways Nearby
- University Of Southern California Nearby
- Located on Major Thoroughfare

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA 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

6 UNITS ON ADAMS BLVD

INVESTMENT SUMMARY

Price:		\$725,000
Down Payment:	50%	\$362,500
Units:		6
Cost per Unit:		\$120,833
Current GRM:		10.17
Current CAP:		5.89%
Market GRM:		5.75
Market CAP:		12.84%
Age:		1912
Lot SF:		8,572
Building SF:		4,188
Price per SF:		\$173.11
Zoning:		LARD1.5

PROPOSED FINANCING

First Loan Amount:		\$362,500
Terms:	6.75%	30 Years (5-Year Fix)
Monthly Payment:		\$2,374



Great Los Angeles Location
Unit Mix: 6-1+1
Tremendous Rental Upside
Located on Major Thoroughfare

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$71,280		\$126,000	
Less Vacancy Rate Reserve:	2,138	3.0%	3,780	3.0%
Gross Operating Income:	69,142		122,220	
Less Expenses:	26,455	37.1%	29,109	23.1%
Net Operating Income:	\$42,687		\$93,112	
Less Loan Payments:	28,482	1.50	28,482	
Pre-Tax Cash Flow:	\$14,205	3.9%	\$64,629	17.8%
Plus Principal Reduction:	3,863		3,863	
Total Return Before Taxes:	\$18,067	5.0%	\$68,492	18.9%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
6	1+1	\$990	\$5,940	\$1,750	\$10,500
Total Scheduled Rent:			\$5,940		\$10,500
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$5,940		\$10,500
Annual Scheduled Gross Income:			\$71,280		\$126,000

ESTIMATED EXPENSES

Taxes: (new)	\$9,063
Insurance:	\$5,235
Utilities:	\$6,480
Maintenance:	\$3,457
Rubbish:	-
Reserves:	\$1,200
Landscaping:	\$600
Pest Control:	\$420
Total Expenses:	\$26,455
Per SF:	\$6.32
Per Unit:	\$4,409

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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6 UNITS ON ADAMS BLVD

RENT ROLL

UNIT #	UNIT TYPE	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
634	1+1	\$900	\$1,108	\$1,750
634 1/2	1+1	\$75	\$995	\$1,750
636	1+1	-	\$619	\$1,750
636 1/2	1+1	-	\$988	\$1,750
638	1+1	\$500	\$1,104	\$1,750
638 1/2	1+1	\$1,550	\$1,126	\$1,750
TOTAL:		\$3,025	\$5,940	\$10,500

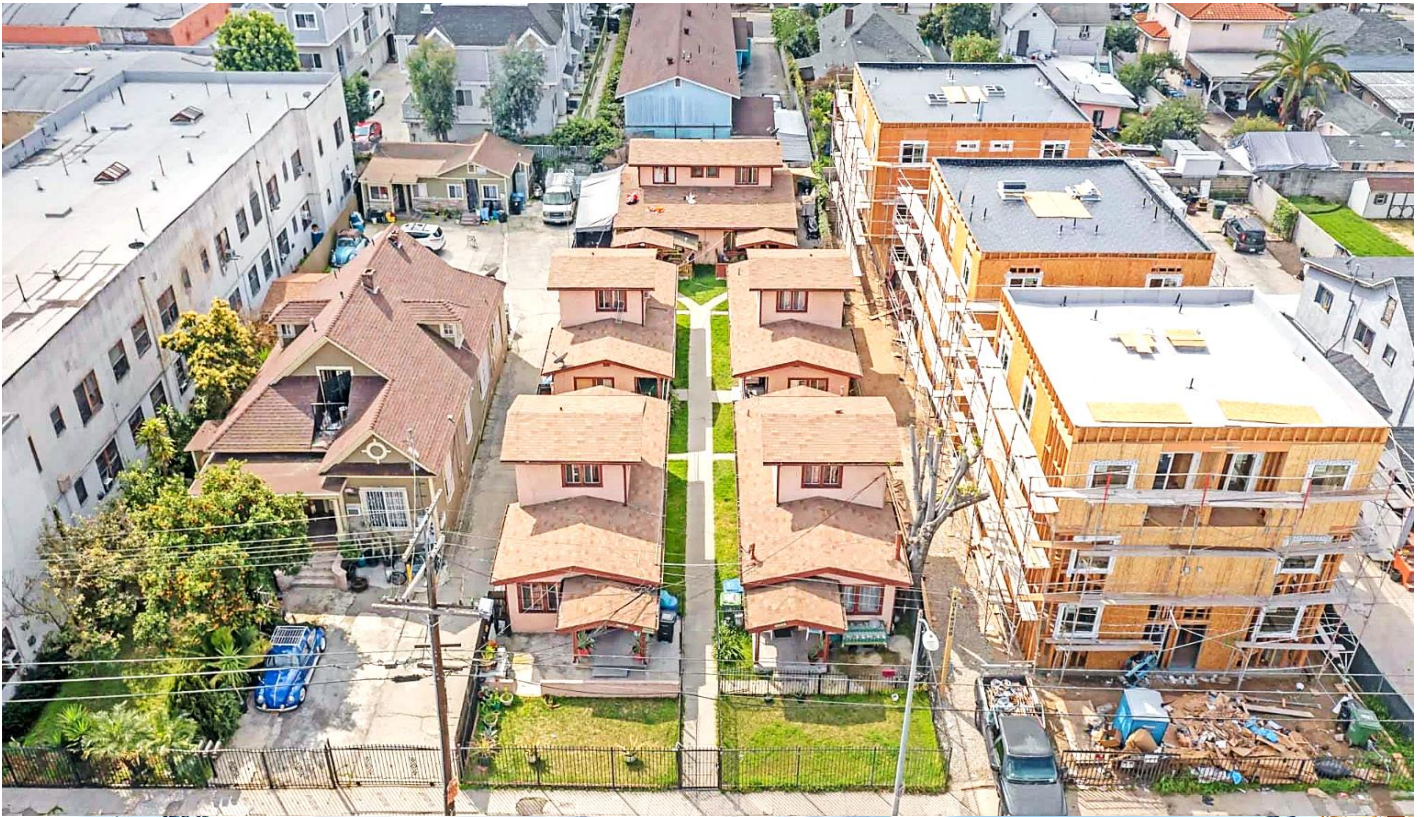
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PHOTOS



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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

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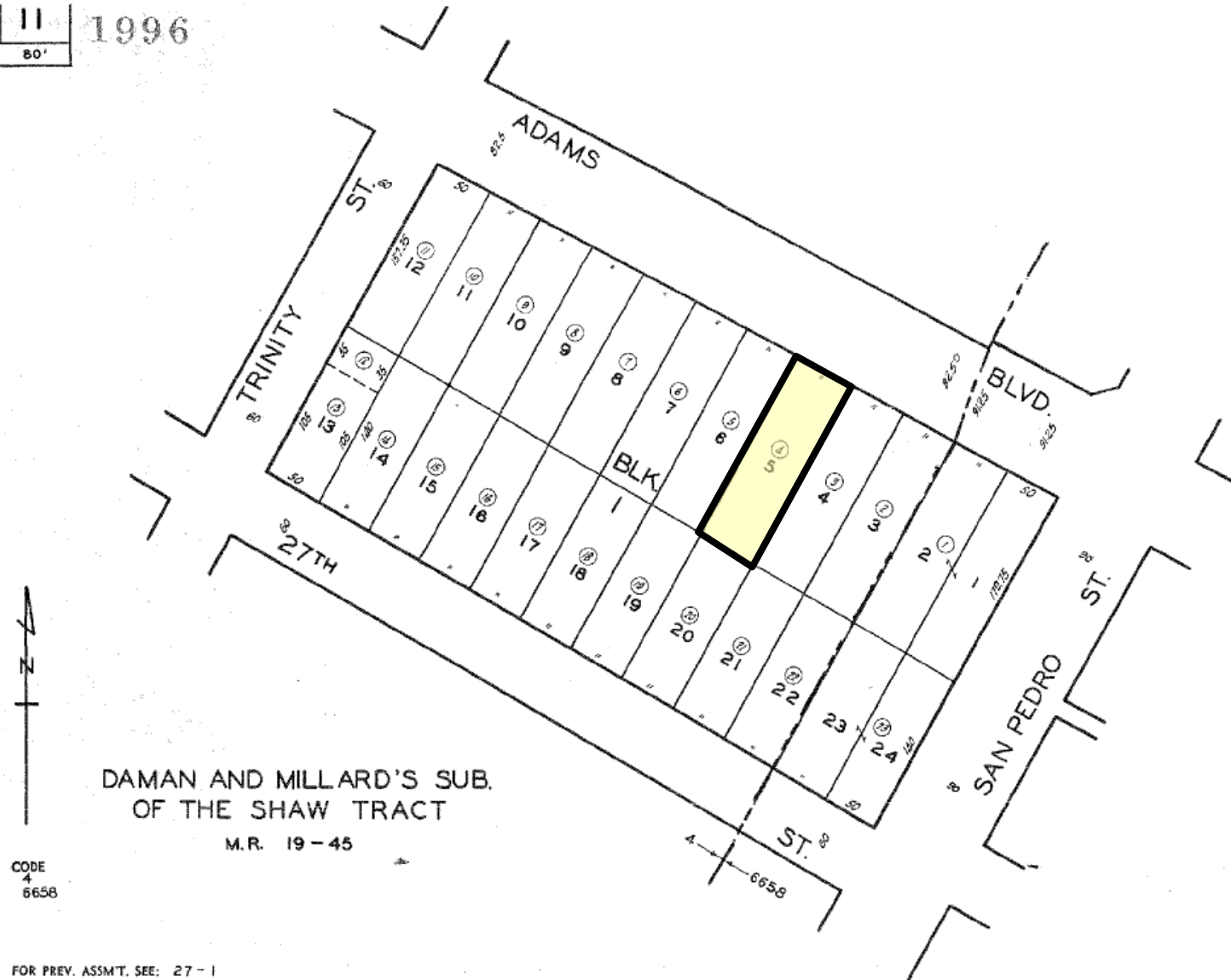
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6 UNITS ON ADAMS BLVD

PARCEL MAP

5128 11 1996
SCALE 1" = 80'

REVISED
360776



CODE
4
6658

FOR PREV. ASSMT. SEE: 27-1

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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AMENITY MAP



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