

**2027 PREUSS RD. LOS ANGELES, CA 90034**

**SUBJECT PHOTO**



**INVESTMENT CHARACTERISTICS**

**UNIT MIX & RENT SCHEDULE**

# of Units	Type	Current Rent	Monthly Income	Avg. Rents	Market Rent	Monthly Income
2	1+1	\$ 856 - 1,075	\$ 1,931	\$ 966	\$1,100	\$ 2,200
6	2+2	\$ 1,228 - 1,575	\$ 8,503	\$ 1,417	\$1,500	\$ 9,000
1	3+2	1,281	\$ 1,281	\$ 1,281	\$1,700	\$ 1,700
			\$ 11,715	\$1,302	\$ 12,900	

**PRICING SUMMARY**

<b>Price:</b>	\$ 1,549,000
<b>Down:</b>	\$ 517,047
<b>Loan Amount:</b>	\$ 1,031,953
<b>Price / Unit:</b>	\$ 172,111
<b>Price/ Sq Foot</b>	\$ 173.85
<b>Price/ Sq Ft Land</b>	\$ 179.59
<b>GRM:</b>	10.94
<b>Cap Rate:</b>	5.41%
<b>Cap Rate(Proforma):</b>	6.29%
<b>Cash on Cash</b>	3.24%

**PROPERTY PROFILE**

<b>No. of Units:</b>	9
<b>Year Built:</b>	1963
<b>Square Footage:</b>	8,910
<b>Lot Size:</b>	8,625
<b>Construction Type:</b>	Wood Frame
<b>Zoning:</b>	LARD1.5
<b>Roof Type:</b>	flat
<b>Parking:</b>	9
<b>Type:</b>	Apartment Complex
<b>Parcel No.:</b>	4302-018-011

**BROKER CONTACT**

**SCOTT ROSENBERG**

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**INCOME & EXPENSES**

	Current Annualized	Proforma Annualized
<b>Scheduled Gross Income</b>	\$ 140,580	\$ 154,800
Laundry Income	\$ 960	\$ 960
<b>Total Scheduled Gross Income</b>	\$ 141,540	\$ 155,760
Vacancy Rate 5%	\$ 7,029	\$ 7,740
<b>Effective Operating Income</b>	\$ 134,511	\$ 148,020
<b>Expenses</b>	% SGI	
Property Taxes	\$ 18,898 13.4%	\$ 18,898
New Insurance Quote	\$ 3,600 2.5%	\$ 3,600
Utilities	\$ 9,000 6.4%	\$ 9,000
Rubbish	\$ 1,440 1.0%	\$ 1,440
Off Site Management Fees	\$ 7,077 5.0%	\$ 7,077
On Site Management	\$ - 0.0%	\$ -
Repairs & Maintenance	\$ 6,750 4.8%	\$ 6,750
Landscaping	\$ 1,200 0.8%	\$ 1,200
Reserves for Replacement	\$ 2,700 1.9%	\$ 2,700
<b>Total Expenses</b>	\$ 50,665 35.8%	\$ 50,665
	Per Unit \$ 5,629	\$ 5,629
	Per Foot \$ 5.69	\$ 5.69
<b>Net Operating Income</b>	\$ 83,846	\$ 97,355
Less: Debt Service	\$ 67,077	\$ 67,077
<b>Pre-Tax Cash Flow</b>	\$ 16,769	\$ 30,278

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the recent renovations and upgrades to the property. Property taxes are based on a reassessment at the current tax rate.

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