

**FOR SALE\***  
**THE SOROUDI GROUP**  
**Tel (310) 492-8403**



**3750 Bagley Ave., Palms**

| # of Units | 8 |                |                 |           |
|------------|---|----------------|-----------------|-----------|
| Unit Mix:  | # | Brm/Bath       | Rent Range      | Avg. Rent |
|            | 1 | 3+Loft/3 T.H.* | \$2,625         | \$2,625   |
|            | 3 | 2/2 T.H.       | \$1,895-\$1,899 | \$1,898   |
|            | 1 | 2/2            | \$1,695         | \$1,695   |
|            | 3 | 1/1            | \$1,295-\$1,396 | \$1,347   |

**Bldg. Age:** 1990  
**Bldg. Size:** 8,880 ± S.F.  
**Lot Size:** 6,652 ± S.F.  
**Parking:** 15

**Annual Income:** \$168,648

**Price:** \$2,120,000  
**Down Payment:** \$1,020,000  
**New Financing:** \$1,100,000 at 4.25% adjustable, payable \$5,411.34/mo., 30/30.

**GRM:** 12.6  
**CAP Rate:** 4.9%  
**Price/Unit:** \$265,000  
**Price/S.F.:** \$239

**Comments:** Non-rent controlled Property in WLA (Palms) with owner's unit. Controlled access property, gated parking, central A/C, D/W, fireplaces, W/D in units, rooftop patio.

\*Disclosure: We have reasons to believe that the Property is available for sale. The Property may be offered by owner or listed by a broker other than Hamid Soroudi or The Soroudi Group. This analysis of the Property is for the exclusive use of The Soroudi Group's clients and is not intended for third party usage.