

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	\$1,200	\$ 2,400
6	2+2	\$ 1,228 - 1,550	\$ 8,478	\$ 1,413	\$1,550	\$ 9,300
1	3+2	1,281	\$ 1,281	\$ 1,281	\$1,850	\$ 1,850
			\$ 11,690	\$1,299		
						\$ 13,550

PRICING SUMMARY

Price:	\$ 1,529,000
Down:	\$ 621,382
Loan Amount:	\$ 907,618
Price / Unit:	\$ 169,889
Price/ Sq Foot	\$ 171.60
Price/ Sq Ft Land	\$ 177.28
GRM:	10.85
Cap Rate:	5.46%
Cap Rate(Proforma):	6.85%
Cash on Cash	3.94%

PROPERTY PROFILE

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

BROKER CONTACT

SCOTT ROSENBERG

Direct Line: 310-802-2550
 Direct Fax: 310-802-2560
 email: srosenberg@remaxcir.com



INCOME & EXPENSES

	Current Annualized	Proforma Annualized
Scheduled Gross Income	\$ 140,280	\$ 162,600
Laundry Income	\$ 600	\$ 600
Total Scheduled Gross Income	\$ 140,880	\$ 163,200
Vacancy Rate 5%	\$ 7,014	\$ 8,130
Effective Operating Income	\$ 133,866	\$ 155,070
Expenses	% SGI	
Property Taxes	\$ 18,654 13.2%	\$ 18,654
New Insurance Quote	\$ 3,600 2.6%	\$ 3,600
Utilities	\$ 9,000 6.4%	\$ 9,000
Rubbish	\$ 1,440 1.0%	\$ 1,440
Off Site Management Fees	\$ 7,044 5.0%	\$ 7,044
On Site Management	\$ - 0.0%	\$ -
Repairs & Maintenance	\$ 6,750 4.8%	\$ 6,750
Landscaping	\$ 1,200 0.9%	\$ 1,200
Reserves for Replacement	\$ 2,700 1.9%	\$ 2,700
Total Expenses	\$ 50,388 35.8%	\$ 50,388
	Per Unit	\$ 5,599
	Per Foot	\$ 5.66
Net Operating Income	\$ 83,478	\$ 104,682
Less: Debt Service	\$ 58,995	\$ 58,995
Pre-Tax Cash Flow	\$ 24,483	\$ 45,687

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.

23740 HAWTHORNE BOULEVARD, TORRANCE, CA 90505 TEL. (310) 802-2550 FAX (310) 802-2560