## 23RD ST. APTS

## 1895 W 23RD ST.

SUBJECT PHOTO		INVEST UNIT MI # of Units 8
PRICING SUMMARY		INCOME
Price:	\$ 799,000	
Down:	\$ 314,650	a
Loan Amount:	\$ 484,350	Schedule
D / I	¢ 00.975	La
Price / Unit: Price/ Sq Foot	\$ 99,875 \$ 210.87	Total Scl
Cash on Cash (%):	9.44%	Total Sci Va
GRM:	8.27	• •
Cap Rate:	8.32%	Effective
Cap Rate(Proforma):		Lincenve
1 ( )		
PROPERTY PROFILE	:	Expenses
No. of Units:	8	Pr
Year Built:	1960	Pr
Square Footage:	3,789	Ut
Lot Size:	6,664	Oi
Construction Type:	Woodframe/Stucco	Of
Roof Type:	Composition	Re
Parking: Type:	8 Apartment Complex	Ac Re
Parcel No.:	5089-023-004	I.C.
	5089-025-004	Тс
BROKER CONTACT		
KEITH MOR	RET	Net Oper
Direct Line:	323.817.1000	Le
Direct Fax:	323.817.1001	
email:	slampe@remaxcir.com	Pr
RF///		
COMMER	CIAL	NOTES: Figure:
		on a reassessme

UNIT MIX & RENT SCHEDULE # of Square Current 1 Units Type Feet Rang			nt Monthly Income		Avg. Avg Rents Rent/		Avg. ent/Ft			Monthly Income		Avg Rent/Ft			
Units	Туре	reet	Kan	ge	п	icome	ĸ	ents	к	ent/Ft	Rent	1	ncome	ке	nı/r
8	1+1	3,789	\$ 850 -	1,020	\$	7,905	\$	988	\$	0.26	\$1,050	\$	8,400	\$	0.23
8		3,789			\$	7,905	\$	988	\$	0.26		\$	8,400	\$	0.2
INCON	IE & EXP	ENCEC													
INCOM		LINSES			C	urrent						Р	roforma		
			Annualized						Annualize		nualized				
Schedu	led Gross	s Income			\$	94,860							100,800		
	aundry Ir				\$	1,800						\$	-		
Total S	cheduled	Gross Inco	ome		\$	96,660						\$	100,800		
v	∕acancy ₽	Rate			\$	2,900						\$	3,024		
Effectiv	ve Operat	ting Incom	e		\$	93,760						\$	97,776		
Expens	es														
I	Property T	ax			\$	9,987						\$	9,987		
I	Property I	nsurance			\$	2,500						\$	2,500		
	Jtilities				\$	3,700						\$	3,700		
		anagement			\$	-						\$	-		
		lanagement			\$	4,688						\$	4,688		
	•	Maintenan	ce		\$	3,600						\$	-		
	Administra				\$ ¢	-						\$ ¢	-		
1	ceserves 1	or Replacer	nent	=	\$	2,845	=					\$	2,845	-	
]	Fotal Expe	enses			\$	27,320						\$	23,720		
			Per Unit		\$	3,415						\$	2,965		
			Per Foot		\$	7.21						\$	6.26		
Net Op	erating I	ncome			\$	66,440						\$	74,056		
Ι	less: Debt	t Service			\$	36,737						\$	51,321		
I	Pre-Tax C	ash Flow			\$	29,703						\$	22,735		

550 SOUTH HOPE ST, STE. 500 LOS ANGELES CA 90071

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