

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



**3631 Watseka Ave., Palms**

# of Units	13			
Unit Mix:	#	Brm/Bath	Rent Range	Avg. Rent
	4	2+Loft/2 T.H.	\$1,995-\$2,295	\$2,195
	3	2/2	\$1,550-\$1,750	\$1,632
	3	1+Loft/1 T.H.	\$1,595-\$1,645	\$1,612
	3	1/1	\$1,320-\$1,420	\$1,378

**Bldg. Age:** 1988  
**Bldg. Size:** 12,425 ± S.F.  
**Lot Size:** 10,450 ± S.F.  
**Parking:** 23-gated spaces

**Annual Income:** \$ 271,740

**Price:** \$3,250,000  
**Down Payment:** \$1,450,000  
**New Loan:** \$1,800,000 at 4.25% adjustable, \$8,855/mo., 30/30

**GRM:** 11.9  
**CAP Rate:** 5.3%  
**Price/Unit:** \$250,000  
**Price/S.F.:** \$262

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