

2352 Forney St
Los Angeles, CA 90039

tracy do | **COLDWELL BANKER REALTY**

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Summary

Price: \$1,325,000
Number of Legal Units: 2
 Cost per Legal Unit: \$662,500
 Approx. Age: 1924
 Approx. SF: 1,874
 \$/SF: \$707.04
 Lot Size (SF): 4,998



Annualized Operating Data

Actual Gross Income: **\$38,700.00**
 Less Vacancy Rate Reserve: \$1,161 3% *
 Gross Operating Income: \$37,539
 Less Expenses: \$16,098
Net Operating Income: **\$21,441**

Market

Market Rents
\$97,800
 \$2,934 3% *
 \$94,866
 \$16,098
\$78,768

* As a percent of Scheduled Gross Income.

Scheduled Income

Estimated Yearly Expenses

No. of Units	Unit #	Bd/Ba	Current Rents		Market Rents			
			Monthly Income		Monthly Rent/Unit		Taxes	
1	2352 Forney	3+2			\$4,750		Insurance	\$7,962
1	1644 Blake	2+1	\$3,225		\$3,400		Gardener	\$2,544
							Water/Sewer	\$2,100
							Pest Control	\$2,676
								\$816

Total Scheduled Rent

Monthly Scheduled Gross Income: **\$3,225.00** **\$8,150** ***Total Expenses:** **\$16,098**
Annual Scheduled Gross Income: **\$38,700.00** **\$97,800**

Expenses Per Unit: **\$8,049**

Expenses are Estimates

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.