



***321 W Minarets, Pinedale, 93650 - Duplex***

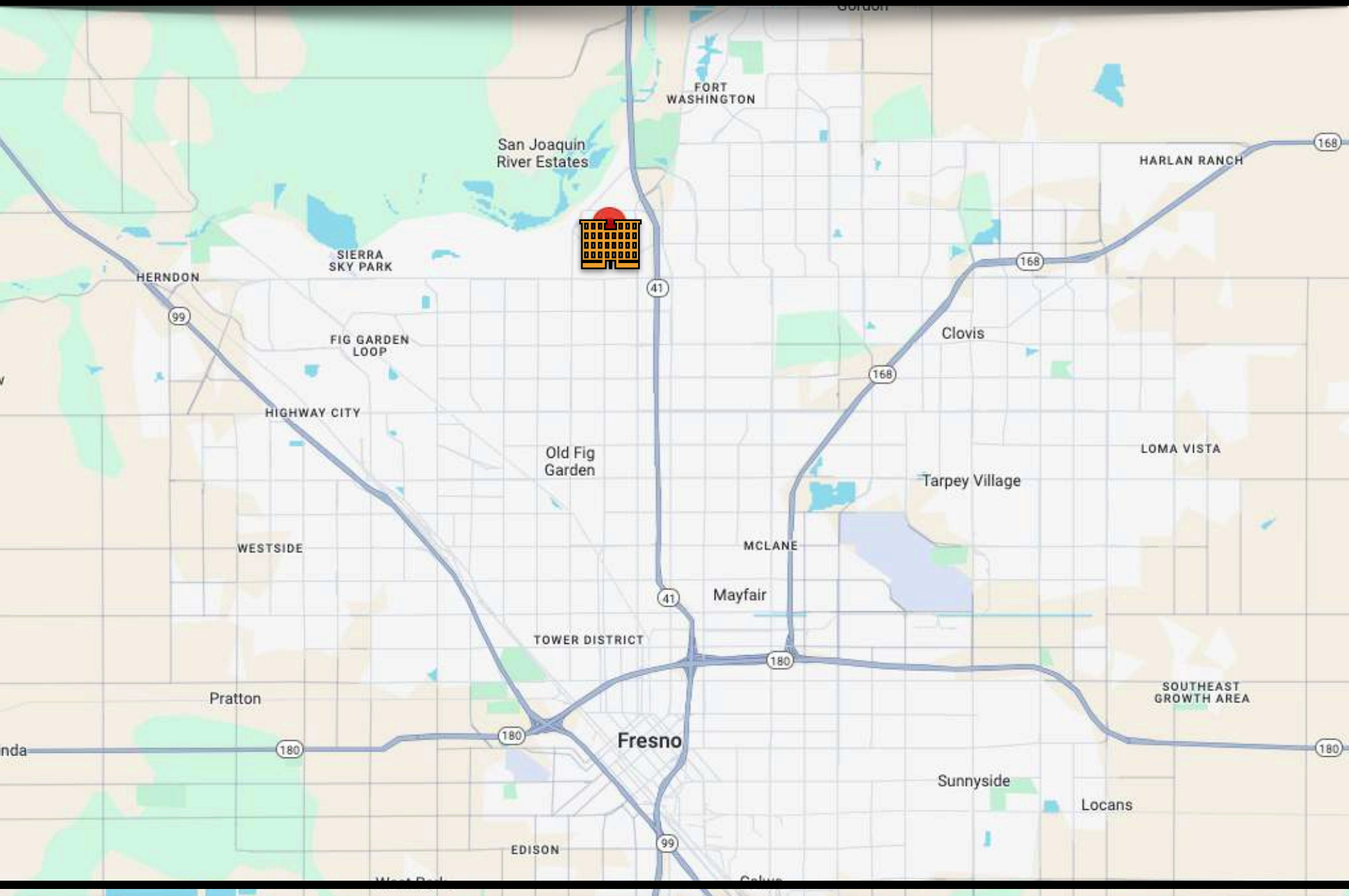
**RE/MAX<sup>®</sup> ONE**  
**COMMERCIAL**

**Chase Simonton**

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# FINANCIAL SUMMARY

## PRICING

Offering Price		\$395,000
Down Payment	(50%)	\$197,500
Price/ Unit		\$197,500
Current GRM		10.29
Price/ SF		\$253.04
Cap Rate	5.84%	5.84%

## Market

## ASSET

Units	2
Year Built	1949
Gross SF	1,561
Lot SF	6,600
Zoning	RS5
Parking	4

## Income

	Current	Proforma
Monthly Income	\$3,200	\$3,200
Annualized Income	\$38,400	\$38,400
Less Vacancy (3%)	\$1,152	\$1,152
Effective Rental Income	\$37,248	\$37,248
Total Expenses	\$14,179	\$14,179
Net Operating Income (NOI)	\$23,069	\$23,069

## ESTIMATED EXPENSES

Real Estate Taxes	\$4,938
Insurance	\$2,342
Utilities	\$1,920
Repairs & Maintenance	\$1,600
Management	\$1,344
Reserves	\$2,036
Total Expenses	\$14,179



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# RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
A	2 Bed / 1 Bath (Vacant)	\$1,600.00	\$1,600.00
B	2 Bed / 1 Bath (Vacant)	\$1,600.00	\$1,600.00
Monthly Gross		\$3,200.00	\$3,200.00
Annual Gross		\$38,400.00	\$38,400
Upside		0%	



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# COMPARABLE SALES

<u>ADDRESS</u>	<u>UNITS</u>	<u>PRICE/UNIT</u>	<u>PRICE/SF</u>
6462 N Remington Ave	2	\$370,000	\$205.56
1607 N Wishon Ave	2	\$225,000	\$157.45
554 N Millbrook Ave	2	\$160,000	\$194.65
2965 E University Ave	2	\$172,500	\$280.49
Average	2.0	\$231,875	\$209.54
321 W Minarets Ave	2	\$197,500	\$253.04

Values represented in table and respective charts refer to Subject Property's LISTED PRICE to Comp Property's SALE PRICE.

# AGENT SUMMARY

## Chase Simonton

**Vice President, Multi-Family Investments**  
dre 01766871

With over 18 years of experience selling multi-family investments and over \$800 million in closed transactions, Chase has become one of the premier multi-family specialists in Santa Monica and the Greater Los Angeles Area. Leading a commercial real estate team of 9 agents, Chase offers both experience and problem solving ability backed by a young group of high energy agents calling on behalf of your property.

## Mike Torres

**Associate Partner, Multi-Family Investments**  
dre 02145532

Specializing in multifamily sales in the greater Los Angeles sub-markets with an emphasis in West Hollywood/Miracle Mile, Mike provides clients with extensive market knowledge and invaluable information on local submarket trends. He prides himself on his aggressive underwriting, strategic marketing and navigation of the 1031 exchange process.



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