

**3700 & 3702 Arbolada Rd
Los Angeles, CA 90027**

tracy do | COLDWELL BANKER REALTY

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Contact Ryan Judd & Kimberly Brill for more information

Summary

Price: \$2,400,000
Number of Legal Units: 2
 Cost per Legal Unit: \$1,200,000
 Approx. Age: 1930
 Approx. SF: 3,553
 \$/SF: \$675.49
 Lot Size (SF): 9,588



Annualized Operating Data

Market

	Current Rents			Market Rents		
Actual Gross Income:	\$71,400.00			\$162,000		
Less Vacancy Rate Reserve:	\$2,142	3%	*	\$4,860	3%	*
Gross Operating Income:	\$69,258			\$157,140		
Less Expenses:	\$38,125			\$38,125		
Net Operating Income:	\$31,133			\$119,015		

* As a percent of Scheduled Gross Income.

Scheduled Income

Estimated Yearly Expenses

No. of Units	Unit #	Bd/Ba	Current Rents		Market Rents		Estimated Yearly Expenses	
			Monthly Income	Monthly Rent/Unit	Monthly Rent/Unit			
1	3700	3+2.5	\$0	\$7,000			Taxes	\$28,125
1	3702	3+2	\$5,950	\$6,500			Insurance	\$5,000
							Maintenance	\$5,000

Total Scheduled Rent

Monthly Scheduled Gross Income: \$5,950.00 \$13,500 ***Total Expenses:** \$38,125
Annual Scheduled Gross Income: \$71,400.00 \$162,000

Expenses Per Unit: \$19,063

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.