

768 S. Vermont Ave.

LOS ANGELES, CA



PRICE:

\$2,500,000

INVESTMENT HIGHLIGHTS:

- Corner Lot
- Owner/User Opportunity
- Unit Mix: 5 Commercial
- Wilshire/Koreatown Recovery Redevelopment Area
- CA-101, CA-110, & I-10 Freeways Nearby
- High Traffic Count
- Freeway/Transit Access
- Excellent Frontage On Vermont Ave & W 8th St

apla GROUP

KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

PRESENTED BY:

MICHAEL PESCI

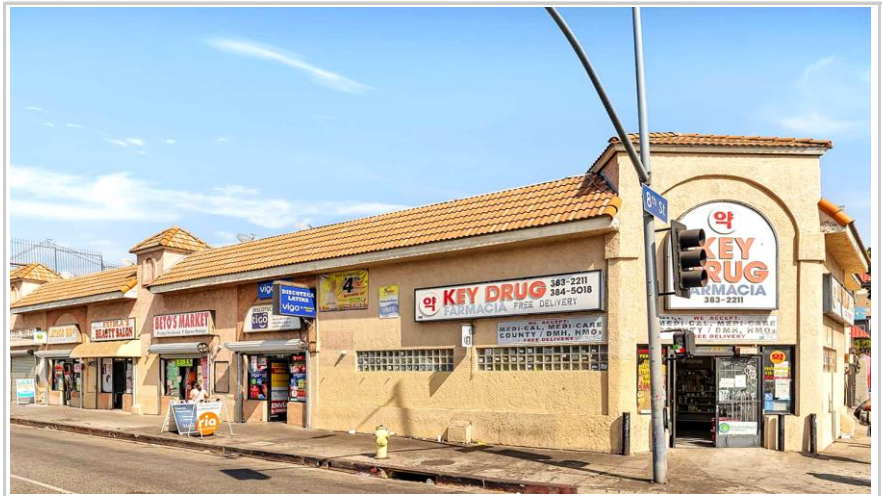
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

COMMERCIAL SPACE ON VERMONT AVE

INVESTMENT SUMMARY		
Price:		\$2,500,000
Down Payment:	100%	\$2,500,000
Units:		5
Cost per Unit:		
Current CAP:		3.96%
Market CAP:		5.34%
Age:		1924
Lot SF:		5,627
Building SF:		6,671
Price per SF:		\$374.76
Zoning:		LAC2



PROPOSED FINANCING		
First Loan Amount:		\$0
Terms:	6.75%	30 Years (5-Year Fix)
Monthly Payment:		\$0

Excellent Frontage On Vermont Ave & W 8th St
 SBA Financing Available
 Wilshire/Koreatown Recovery Redevelopment Area
 Month To Month Leases

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$152,547		\$189,600	
Less Vacancy Rate Reserve:	4,576	3.0%	5,688	3.0%
Gross Operating Income:	147,971		183,912	
Less Expenses:	49,040	32.1%	50,477	26.6%
Net Operating Income:	\$98,931		\$133,435	
Less Loan Payments:	-	0.00	-	
Pre-Tax Cash Flow:	\$98,931		\$133,435	
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$98,931		\$133,435	

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
5	Commercial	\$2,542	\$12,712	\$3,160	\$15,800
Total Scheduled Rent:			\$12,712		\$15,800
Common Area Maintenance:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$12,712		\$15,800
Annual Scheduled Gross Income:			\$152,547		\$189,600

ESTIMATED EXPENSES

Taxes: (new)	\$31,250
Insurance:	\$6,671
Utilities:	-
Maintenance:	\$5,919
Rubbish:	\$1,800
Reserves:	\$1,000
Landscaping:	\$1,500
Pest Control:	\$900
Total Expenses:	\$49,040
Per Net Sq. Ft.:	\$7.35
Per Unit:	\$9,808

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.

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
762	Latino's 99 cent	Commercial	\$3,203	\$3,100
764	Beauty Salon	Commercial	\$1,906	\$3,100
766	Beto's	Commercial	\$1,964	\$3,100
768	Discoteca	Commercial	\$1,733	\$3,100
770	Key Drug	Commercial	\$3,908	\$3,400
TOTAL:			\$12,712	\$15,800

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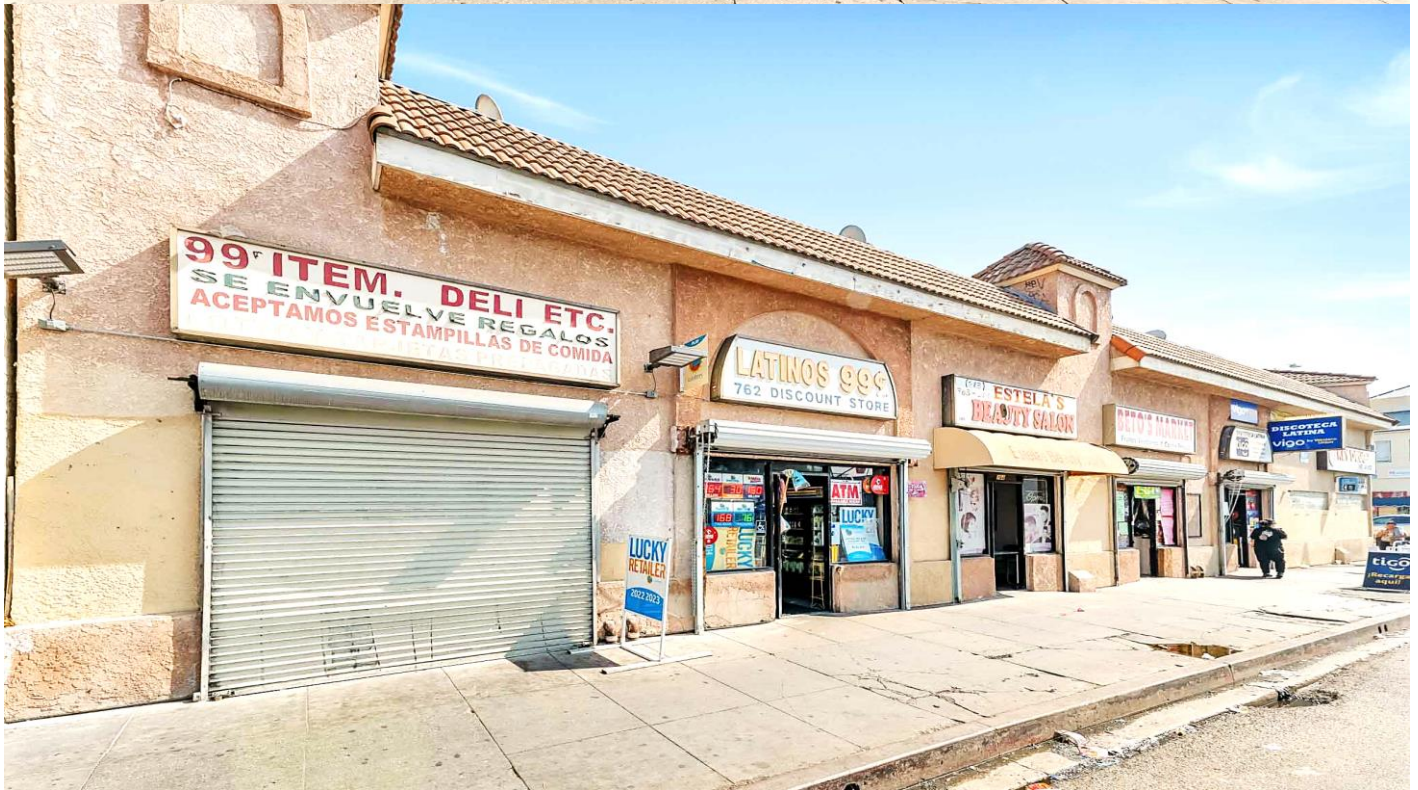
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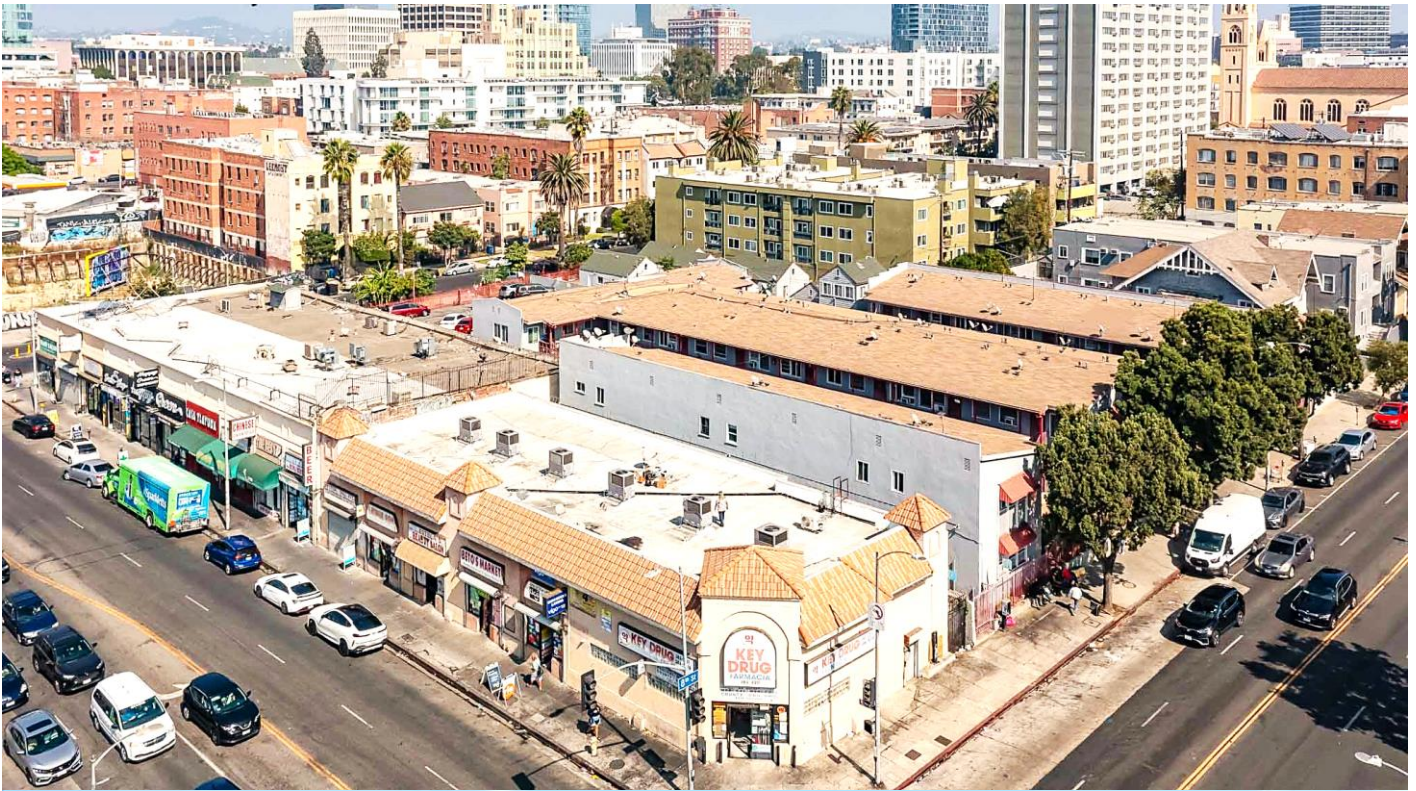
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COMMERCIAL SPACE ON VERMONT AVE

AERIAL VIEW



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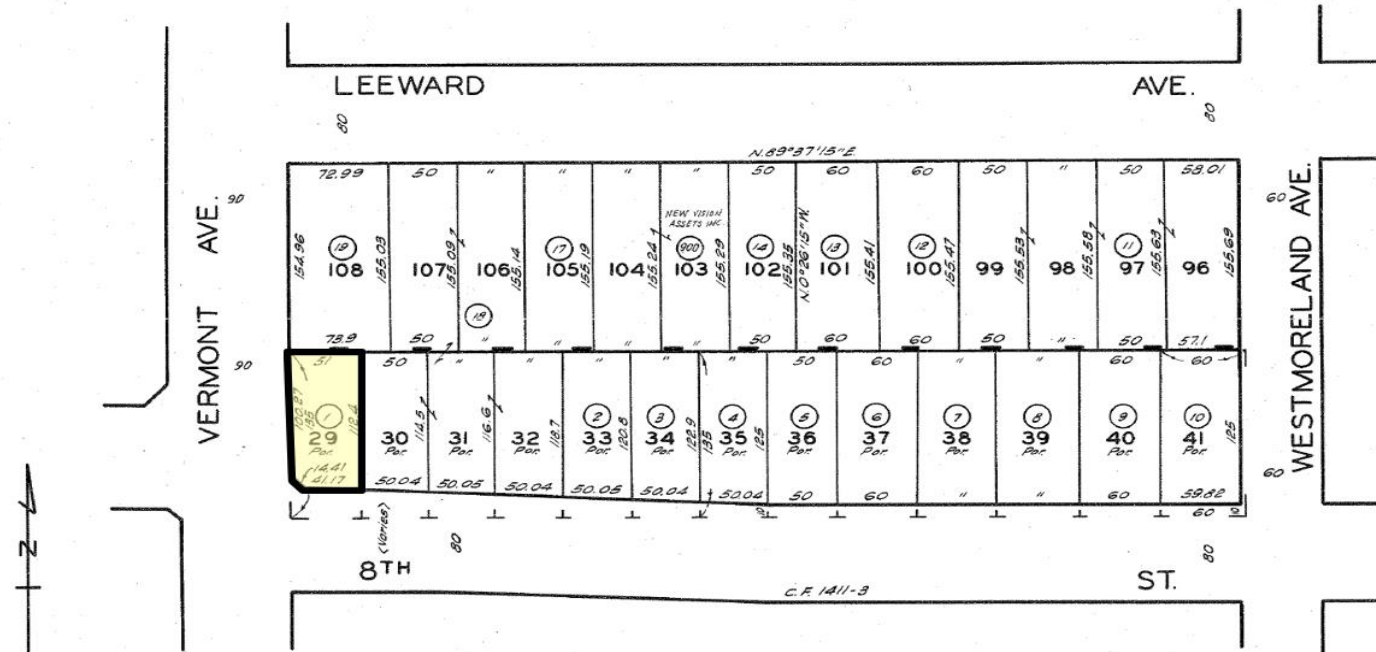
COMMERCIAL SPACE ON VERMONT AVE

PARCEL MAP

5077 | 18
SCALE 1" = 80'

2005

REVISED
680306
8/10/2004 00:00
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CODE
6657

WESTMONT
M. B. 6-158

FULMER TRACT
M. B. 7-97

FOR PREV. ASSMT. SEE: 915 - 25 & 28

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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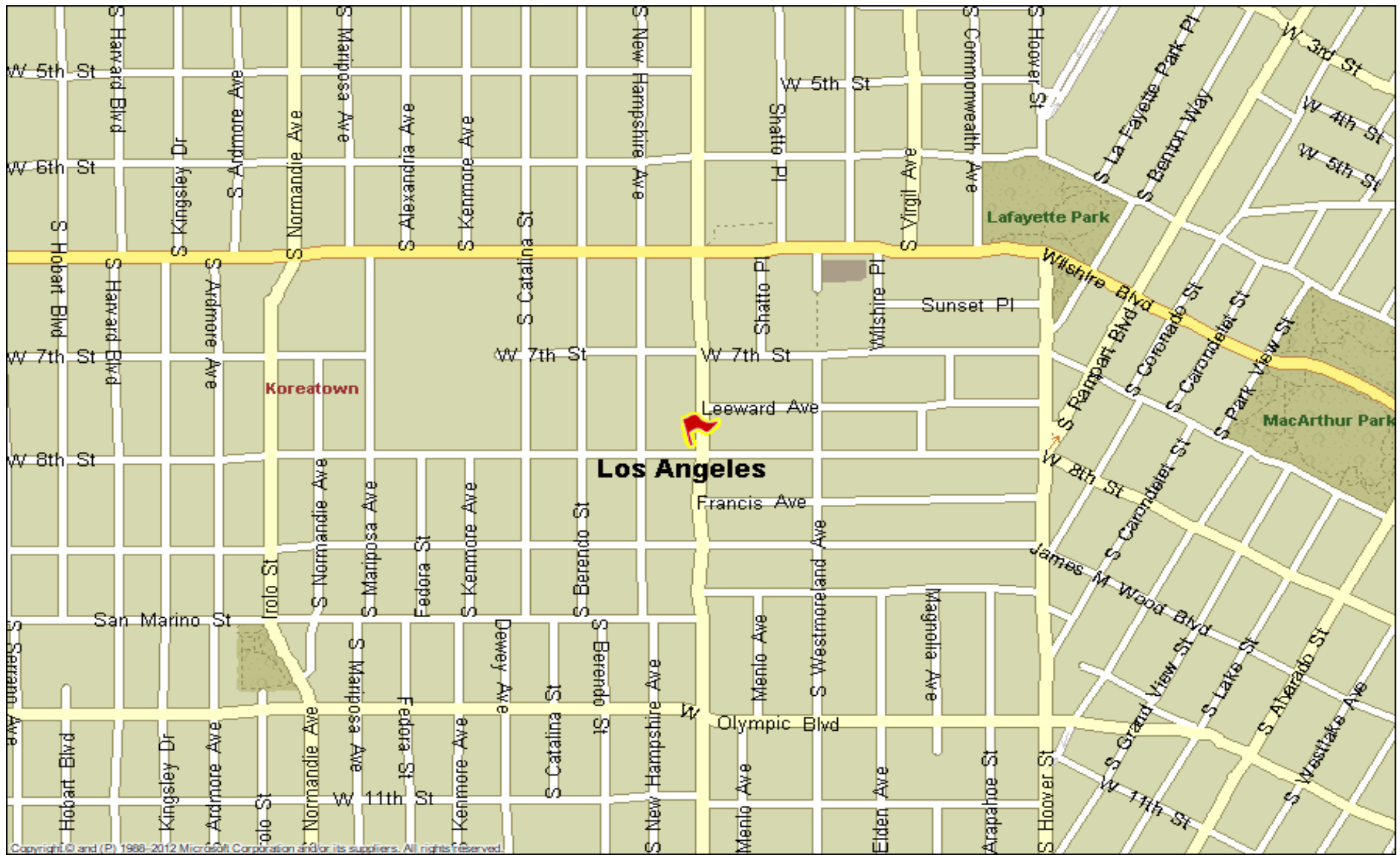
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COMMERCIAL SPACE ON VERMONT AVE

STREET MAP



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COMMERCIAL SPACE ON VERMONT AVE

AMENITY MAP



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