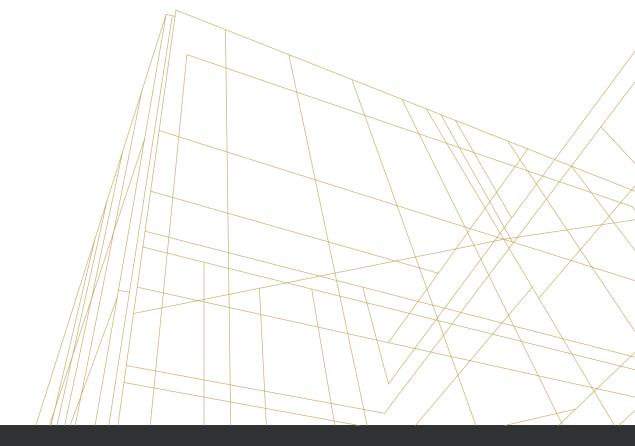
1139 E 68TH ST



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EXECUTIVE PROPERTY

FINANCIALS



Exclusively listed by

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VINCENT COOK

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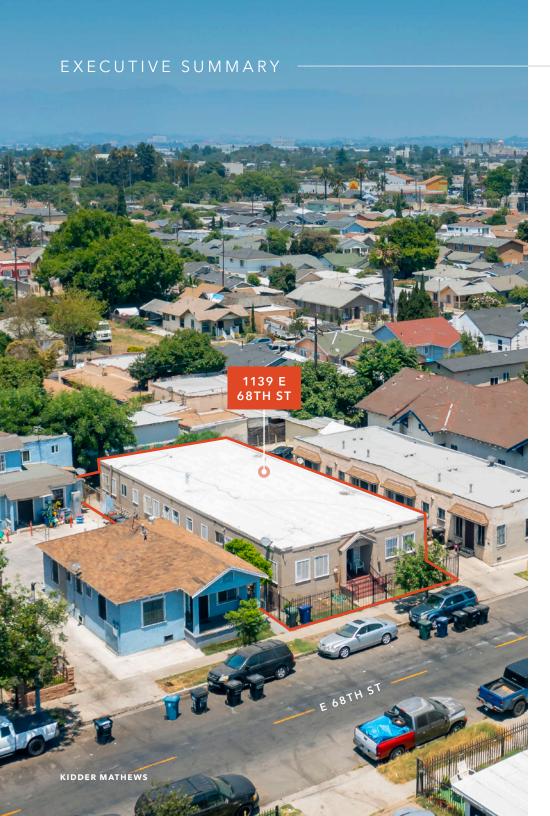
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This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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We are pleased to present a 10-unit apartment community located on 1139 E 68th St in the heart of Los Angeles for an extremely low \$96,000 per unit!

The property is located in close proximity to the 110 and 105 freeways as well as neighboring cities such as Huntington Park, Walnut Park, and South Gate. Strategically positioned in one of the densest rental markets in Los Angeles, the property caters to hundreds of thousands of workingclass tenants in the neighborhood that is easily accessible to a number of metro bus stops.

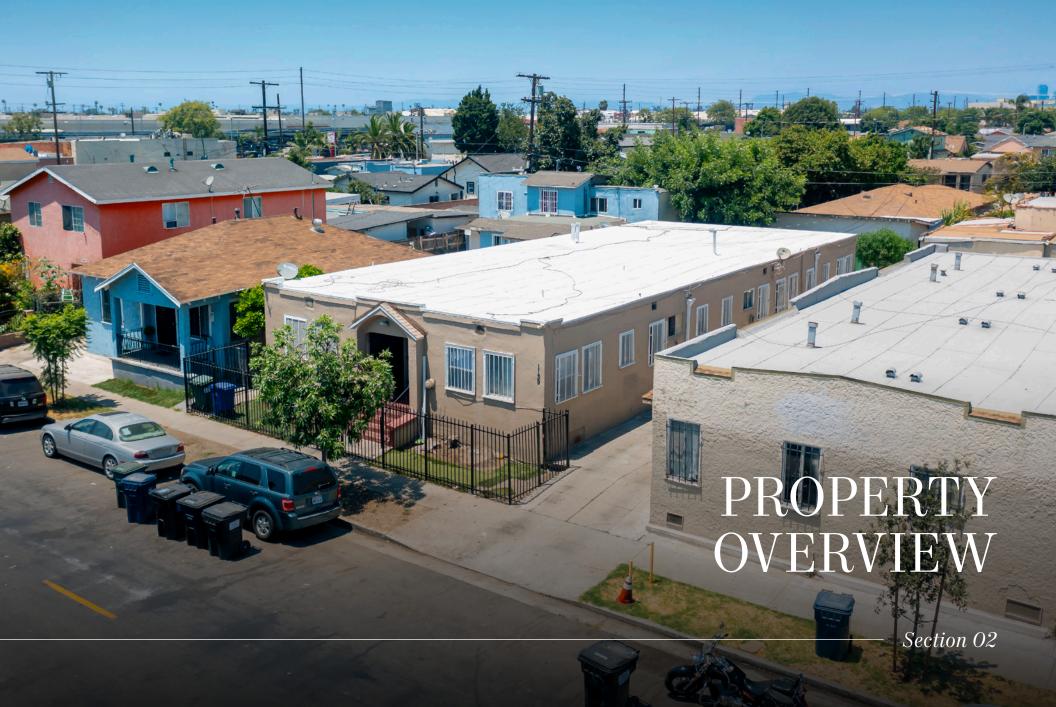
The building currently operates at a 9.42 GRM on current rents (assuming market rents for the one vacant unit), with rental upside potential to a 6.15 GRM on pro forma rents.

The property consists of a one, single-story structure built in 1927 that has undergone a number of improvements in recent years, such as a new roof, copper plumbing, new sewer line, and exterior paint. The unit mix is comprised of ten studio units, with one (1) unit VACANT.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

1927 4,997 SF 3,096 SF











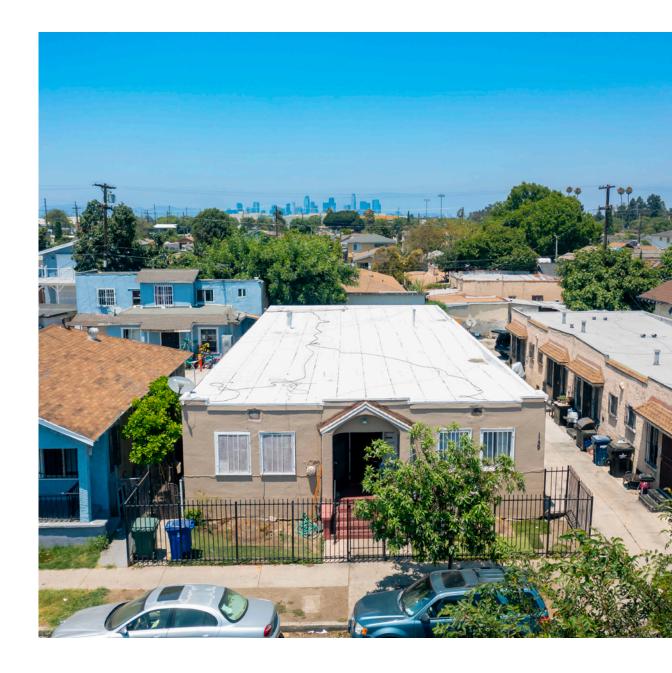


INVESTMENT SUMMARY

ADDRESS	1139 E 68th St Los Angeles, CA 90001
PRICE	\$960,000
NUMBER OF UNITS	10
COST PER UNIT	\$96,000
CURRENT GRM	9.42
MARKET GRM	6.15
CURRENT CAP	6.00%
MARKET CAP	10.89%
YEAR BUILT	1927
LOT SIZE	4,997 SF
BUILDING SIZE	3,096 SF
PRICE/SF	\$310



CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$101,920		\$156,000	
Less: Vacancy	-	0%	(\$4,680)	3%
Gross Operating Income	\$101,920		\$151,320	
Less: Expenses	(\$44,296)	43.5%	(\$46,766)	
Net Operating Income	\$57,624		\$104,554	

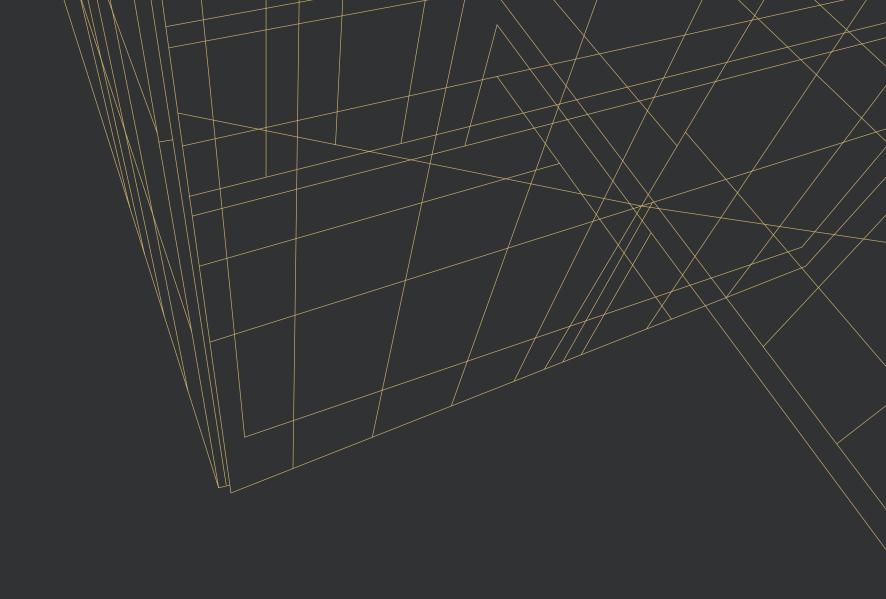
ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes (1.25%)	\$12,000	\$12,000
Property Management (5% Current Rents GOI)	\$5,096	\$7,566
Insurance (Estimate @ \$1,000/Unit)	\$10,000	\$10,000
Maintenance/Repairs (\$750/Unit)	\$7,500	\$7,500
Utilities (\$950/Unit) - Estimate Water, Sewer & Gas	\$8,500	\$8,500
Landscape & Gardening (\$100/Month)	\$1,200	\$1,200
Estimated Total Expenses	\$44,296	\$46,766
Per Net SF	\$14.31	\$15.11
Expenses Per Unit	\$4,430	\$4,677

SCHEDULED INCOME

		Current Rents	Market Rents
Unit	Beds/Baths Status	Monthly Rent/Unit	Monthly Rent/Unit
1	Studio	\$764	\$1,300
2	Studio	\$1,146	\$1,300
3	Studio	\$1,150	\$1,300
4	Studio	\$764	\$1,300
5	Studio	\$707	\$1,300
6	Studio	\$1,150	\$1,300
7	Studio	\$295	\$1,300
8	Studio	\$481	\$1,300
9	Studio	\$736	\$1,300
10	Studio Vacant	\$1,300	\$1,300
Monthly Scheduled Gross Income		\$8,493	\$13,000
Parking Income		-	-
Laundry Income		-	-
Total Monthly Scheduled Gross Income		\$8,493	\$13,000
Annual Scheduled Gross Income		\$101,920	\$156,000

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. Buyer must verify the information and bears all risk for inaccuracies.



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