

1642 & 1644 Elevado St

tracy do | COLDWELL BANKER REALTY

Los Angeles, CA 90026

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Contact Mindy Rae for more information

Summary

Price:	\$2,495,000
Number of Legal Units:	2
Cost per Legal Unit:	\$1,247,500
Approx. Age:	1927
Approx. SF	4,366
\$/SF	\$571.46
Lot Size (SF):	5,872



Annualized Operating Data

	Current Rents		
Actual Gross Income:	\$0.00		
Less Vacancy Rate Reserve:	\$0	3%	*
Gross Operating Income:	\$0		
Less Expenses:	\$15,000		
Net Operating Income:	(\$15,000)		

Market

Market Rents	
\$156,000	
\$4,680	3% *
\$151,320	
\$15,000	
\$136,320	

* As a percent of Scheduled Gross Income.

Scheduled Income

No. of Units	Unit #	Bd/Ba	Current Rents		Market Rents	
			Monthly Income	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit
1	1642	3+2	\$0		\$6,500	
1	1644	3+3	\$0		\$6,500	

Estimated Yearly Expenses

Taxes	\$10,000
Utilities	\$5,000

Total Scheduled Rent

Monthly Scheduled Gross Income:	\$0.00	\$13,000	*Total Expenses:	\$15,000
Annual Scheduled Gross Income:	\$0.00	\$156,000		

Expenses Per Unit: \$7,500

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.