

735 WITMER AVENUE | LOS ANGELES, CA 90017



EXCLUSIVELY OFFERED BY:

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MULTI-FAMILY INVESTMENT OPPORTUNITY

LIST PRICE: \$1,325,000

INVESTMENT HIGHLIGHTS:

UNIT MIX: THREE 0+1 & FIVE 1+1 UNITS

FIVE UNITS HAVE BEEN RECENTLY RENOVATED

NEW EXTERIOR PAINT

ADU POTENTIAL (BUYER TO VERIFY)

LARGE PARKING AREA WITH 8 SPACES

MASTER METERED FOR GAS & ELECTRICITY

STRONG RENTAL DEMAND MARKET

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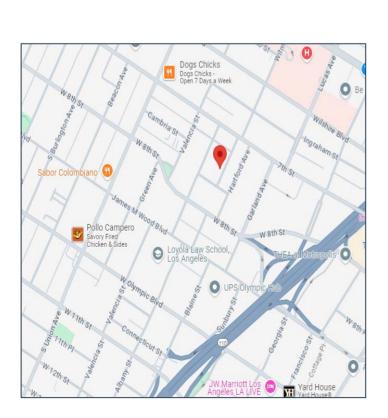
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INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

The unit mix consists of three 0+1 and five 1+1 units. The investment consists of approximately 4,435 of rentable square feet and is situated on an approximately 6,616 square foot parcel. Recent property upgrades include new exterior paint, new exterior lighting, new exterior building numbers, and five of the units have recently been renovated. The building amenities include a large parking area with eight total spaces, and the property is master metered for both gas & electricity.





LOCATION DESCRIPTION

The subject property is located in the City of Los Angeles. The property is situated south of Wilshire Boulevard, North of James M. Wood Boulevard, West of Garland Avenue and East of Union Avenue. 735 Witmer Avenue is located just west of the redeveloping Downtown which is the central business district of Los Angeles as well as north of the University of Southern California, one of the worlds largest leading private research universities. This asset is in close proximity to local retail, schools, and the 110, 101 & 10 freeways. Nearby public transportation includes the Metro Blue Line, which runs north and south along the 110 Freeway.

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EXTERIOR PHOTOS









RENT SCHEDULE									
UNIT	UNIT TYPE	DETAILS	TENANT PORTION	HUD PORTION	STABILIZED RENT	MARKET RENT	RENTAL UPSIDE		
1	1+1				\$873.60	\$2,407	64%		
2	0+1	Section 8	\$317.00	\$1,339.00	\$1,656.00	\$2,132	22%		
3	1+1				\$1,093.49	\$2,407	55%		
4	1+1				\$1,037.17	\$2,407	57%		
5	0+1	Vacant			\$2,000.00	\$2,132	6%		
6	0+1	Section 8	\$312.00	\$1,528.00	\$1,840.00	\$2,132	14%		
7	1+1	Section 8	\$147.00	\$1,773.00	\$1,920.00	\$2,407	20%		
8	1+1	Section 8	\$52.00	\$1,932.00	\$1,984.00	\$2,407	18%		

RENTAL INCOME:	\$12,404	\$18,431	32%
LAUNDRY INCOME:	\$0	\$0	
OTHER INCOME:	\$0	\$0	
TOTAL MONTHLY INCOME:	\$12,404	\$18,431	
ANNUAL INCOME:	\$148,851	\$221,172	



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INVESTMENT SUMMARY											
PRICING S	PRICING SUMMARY				PROPERTY DESCRIPTION						
Listed Price: Down Payment: 35% Price per Unit: Price per SF: Price per SF Lot Size:		\$1,325,000 \$463,750 \$165,625 \$298.76 \$200.27	A A	Property 735 Witmer Avenue Address: Los Angeles, CA 9 5143-012-018 LAR3			Lot Size: 6,	8 435 616 004			
INVESTMENT	VALUATION	FINANCING TERMS									
Stabilized GRM: Stabilized CAP: Stabilized Pre-Tax Cash Flow %: Market GRM: Market CAP: Market Pre-Tax Cash Flow: Rental Upside:		8.90 6.51% 5.25% 5.99 11.70% 20.06% 32%	T In M Y	Loan Amount: Term (Amortization): Interest Rate: Monthly Payment: Yearly Payment: Debt Coverage Ratio (DCR):		\$5,1 \$61,9	(30) 00% .64				
		AN	NUALIZED (OPERATIN	IG DATA						
Scheduled Gross Income Less Vacancy Rate Reserve Gross Operating Income: Less Expenses: Net Operating Income: Less Loan Payments: Pre-Tax Cash Flow: Plus Principal Reduction: Total Return Before Taxe	2:	\$148, \$2, \$145, \$59, \$86, \$61, \$24, \$10, \$34,	,977 ,874 ,567 308 ,964 344 ,554	2% 40% 5.2% 7.5%		\$221,172 \$4,423 \$216,749 \$61,778 \$154,970 \$61,964 \$93,007 \$10,554 \$103,561	2% 28% 20.1% 22.3%				
	ILIZED Monthly Totals \$5,496 \$6,908		MRKET Monthly <u>Totals</u> \$6,396 \$12,035	Ins Ma Wa La Of Sc	xes (1.20% x Sales Paurance (\$1.5/sq. ft.) sintenance & Repair (ater/Electric/Sewer (! ndscaping/Cleaning (f-Site Management (4 Cal Gas (\$330/mont) ash (\$500/month)	rice) \$350/unit) \$1,475/month) \$50/month) % of SGI)	\$15,900 \$6,653 \$2,800 \$17,700 \$600 \$5,954 \$3,960 \$6,000	27% 11% 5% 30% 1% 10% 7% 10%			
Scheduled Rental Income: Laundry Income: Other Income: Total Monthly Income: Annual Scheduled Gross Income	\$12,404 \$0 \$0 \$12,404 \$148,851		\$18,431 \$0 \$0 \$18,431 \$221,172	_	Total: Per Gross SF: Per Unit: % of SGI:		\$59,567 \$13.43 \$7,446 40.02%	100%			