

2351 & 2353 Cabot St
Los Angeles, CA 90031

tracy do | COLDWELL BANKER REALTY

Tracy Do (323) 842-4001
Amy Walker (323) 215-5399

Contact Amy Walker for more information

Summary

Price:	\$1,089,000
Number of Legal Units:	2
Cost per Legal Unit:	\$544,500
Approx. Age:	1924
Approx. SF	1,806
\$/SF	\$602.99
Lot Size (SF):	5,055



Annualized Operating Data

Market

	Current Rents			Market Rents	
Actual Gross Income:	\$17,751.84			\$67,200	
Less Vacancy Rate Reserve:	\$533	3%	*	\$2,016	3% *
Gross Operating Income:	\$17,219			\$65,184	
Less Expenses:	\$0			\$0	
Net Operating Income:	\$17,219			\$65,184	

* As a percent of Scheduled Gross Income.

Scheduled Income

Estimated Yearly Expenses

No. of Units	Unit #	Bd/Ba	Current Rents		Market Rents		Taxes	Insurance	Gardener	Water/Trash	Repairs
			Monthly Income	Monthly Rent/Unit	Monthly Rent/Unit	Monthly Rent/Unit					
1	2351	3+2	\$1,479	\$3,500			\$	\$	\$	\$	\$
1	2353	1+1	\$0	\$2,100			\$	\$	\$	\$	\$

Total Scheduled Rent

Monthly Scheduled Gross Income:	\$1,479.32	\$5,600	*Total Expenses:	\$0
Annual Scheduled Gross Income:	\$17,751.84	\$67,200	Expenses Per Unit:	\$0

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.