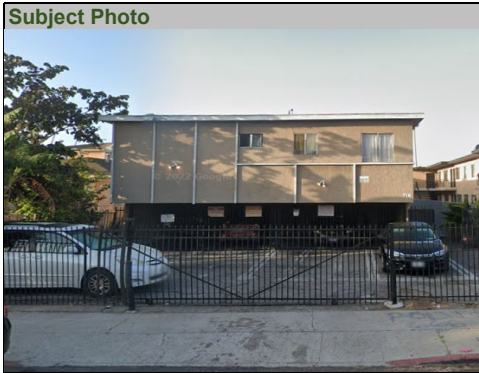


# 716 W. 81st St., Los Angeles, CA 90044

Presenting a fantastic opportunity to purchase in the transforming Vermont Knolls neighborhood of South Los Angeles. This property offers 11 units in a vibrant neighborhood with great potential for investment. Situated on a charming street, it's conveniently close to shopping and dining options. The building is straightforward to manage and operate, making it an ideal bread-and-butter investment. As Vermont Knolls experiences an upswing in investment and appreciation, this highly functional property is poised to benefit from the area's promising growth. Don't miss out on this gem!



Pricing Summary	
Price:	\$ 1,999,999
Price / Unit:	\$ 181,818
Price/ Sq Foot:	\$ 256.57
Price/ Lot Sq. Ft.:	214.89
GRM:	11.11
Cap Rate:	5.85%
Cap Rate(Proforma):	9.75%

Property Profile	
No. of Units:	11
Year Built:	1960
Square Footage:	7,795
Lot Size:	9,307
Construction Type:	Woodframe/Stucco
Zoning:	LAR3
Roof Type:	Flat Composite
Parking:	Gated Carport
Type:	Multifamily
APN:	6032-023-007

**Broker Contact**  
**Brice W. Head, MBA**  
**Sr. Vice President of Investments**  
 CBRE | Capital Markets | Advisory & Transactions  
<https://www.cbre.com/people/brice-head>  
 CA DRE # 01330706  
 310 344 8218 Mobile

Unit Mix & Rent Schedule				
# of Units	Unit Type	Monthly Income	Market Rent	Monthly Income
7	2 Bed/1 Bath	Rent	\$ 2,200	\$ 15,400
4	1 Bed/1 Bath	Roll on File	\$ 1,700	\$ 6,800
<b>11</b>			<b>\$ 15,000</b>	<b>\$ 22,200</b>

Income & Expenses			
	Current Annualized		Proforma Annualized
<b>Scheduled Gross Income</b>	\$ 180,000		\$ 266,400
<b>Total Scheduled Gross Income</b>	\$ 180,000		\$ 266,400
Vacancy Rate 3%	\$ 5,400		\$ 7,992
<b>Effective Operating Income</b>	\$ 174,600		\$ 258,408
<b>Expenses</b>			
Prop. Taxes (NEW)	\$ 25,300		\$ 25,300
Property Ins.	\$ 4,000		\$ 4,000
Utilities and Trash	\$ 12,000		\$ 12,000
Off-Site Mgmt. Fee	\$ 6,984	4.0%	\$ 10,336
On-Site Mgmt. Fee	\$ -		\$ -
Repairs & Maintenance	\$ 5,400	3.0%	\$ 7,992
Landscaping/Cleaning	\$ 1,100		\$ 1,100
Reserves/License/Permits	\$ 2,750		\$ 2,750
<i>*Insurance, Landscape &amp; Utilities/Trash are actual. Taxes, new. Others are Industry Standard.</i>			
<b>Total Expenses</b>	\$ 57,534		\$ 63,478
Per Unit	\$ 5,230		\$ 5,230
Per Foot	\$ 7.38		\$ 7.38
<b>Net Operating Income</b>	\$ 117,066		\$ 194,930

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the recent renovations and upgrades to the property. Property taxes are based on a reassessment at the current tax rate.