



9 UNIT MULTI-FAMILY

Great Investment Opportunity

by, Jose Maria Chaparro
DRE # 02023861



Table Of Content:

- **Property Profile**
- **Amenities**
- **Maintenance**
- **Financials**



Property Profile

9 Unit Building

5319 Cartwright Boasts of a good design, with ample living sq footage, Central HVAC in each unit and individual water heaters. Separate Electrical and gas meters and a Laundry room to serve the residents.

Unit Composition

Unit #1 - 1 Bedroom / 1 Bath

Unit #2 - 1 Bedroom / 1 Bath

Unit #3 - 1 Bedroom / 1 Bath

Unit #4 - Studio / 1 Bath

Unit #5 - 2 Bedroom / 1 Bath

Unit #6 - 3 Bedroom (1 is Loft) / 3 Bath

Unit #7 - 2 Bedroom (1 is Loft) / 2 Bath

Unit #8 - 2 Bedroom (1 is Loft) / 2 Bath

Unit #9 - 2 Bedroom (1 is Loft) / 2 Bath



Property Profile:

Lot Size - 6,759 sq. ft
Building Size - 6,987 sq. ft
Year Built - 1987
Zoning - LAR3

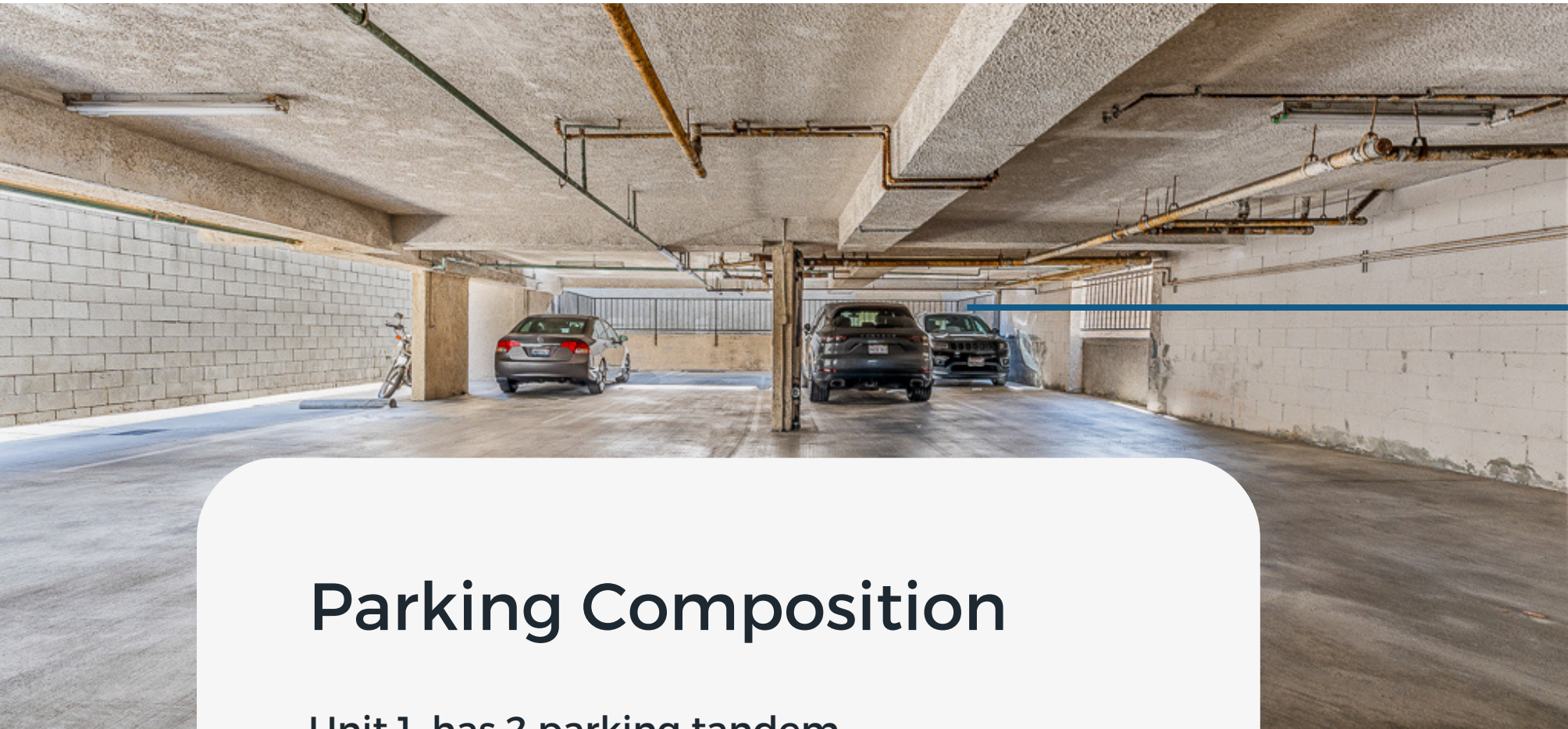


NO RSO

Not under L.A. City Rent Control

Only Just Cause ordinance applies

Ample Parking



Parking Composition

- Unit 1 has 2 parking tandem
- Unit 2 has 1 parking
- Unit 3 has 1 parking
- Unit 4 has 1 parking
- Unit 5 has 2 parking tandem



- Unit 6 has 2 parking tandem
- Unit 7 has 2 parking tandem
- Unit 8 has 2 parking tandem
- Unit 9 has 2 parking tandem

Building Maintenance & Replacements

Roof

The flat portion of the roof was re-roofed in 2023
The shingles portion was inspected to be in good condition and maintenance performed on 2025

HVAC

HVACs are inspected regularly and in 2024 and 2025 the units in #2, #3, #4 and #5 were replaced.

SB721 - Balconies

SB721 Balconies inspections were performed on April 2024 and all elements were found to be in good condition with no recommendations for repair.



Our **Finacials**

12 Month Income

\$206,377.46



Total Expenses

\$81,246.14



N.O.I.

\$125,134.32



Operating Expenses



Administrative Expense
* No Management

\$1,932.4

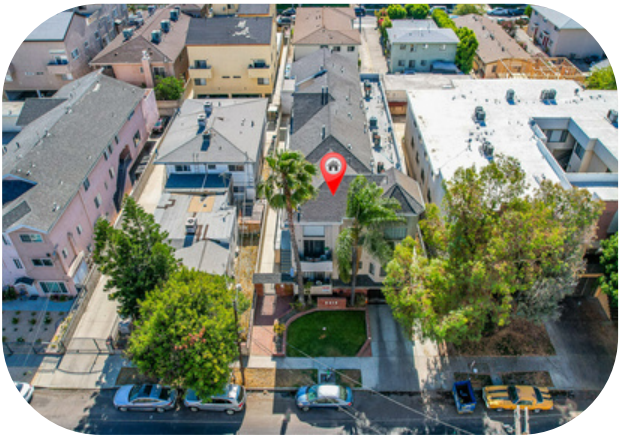


Maintenance & Repairs

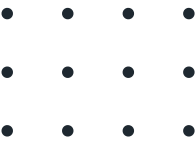
\$49,701.75



Insurance
\$10478.62




Utilities
\$19130.37




Our Property

Rent Roll



Multiple
Units




Strategic
Location



Amenities



Investment
Opportunity



Rental
Income

#	BD/BA	Sqft	Market Rent	Current Rent
1	1/1.00	650	2,200.00	1,644.00
2	1/1.00	600	2,000.00	1,850.00
3	1/1.00	625	2,000.00	1,740.00
4	0/1.00	500	1,850.00	1,650.00
5	2/1.00	700	2,500.00	2,105.00
6	3/3.00	1,100	3,600.00	2,405.00
7	2/2.00	925	2,600.00	2,300.00
8	2/2.00	925	2,600.00	2,290.00
9	2/2.00	925	2,600.00	2,025.00
Total		6,950	21,950.00	18,009.00





JOSE MARIA CHAPARRO

Realtor

DRE # 02023861



+1-323-373-6526



cheppe@jpmchomes.com



2626 Honolulu Avenue
Montrose, CA 91020





EXCULSIVE
OFFERING

Discover Your Next Investment