



9 UNIT MULTI-FAMILY

Great Investment Opportunity

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DRE # 02023861



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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

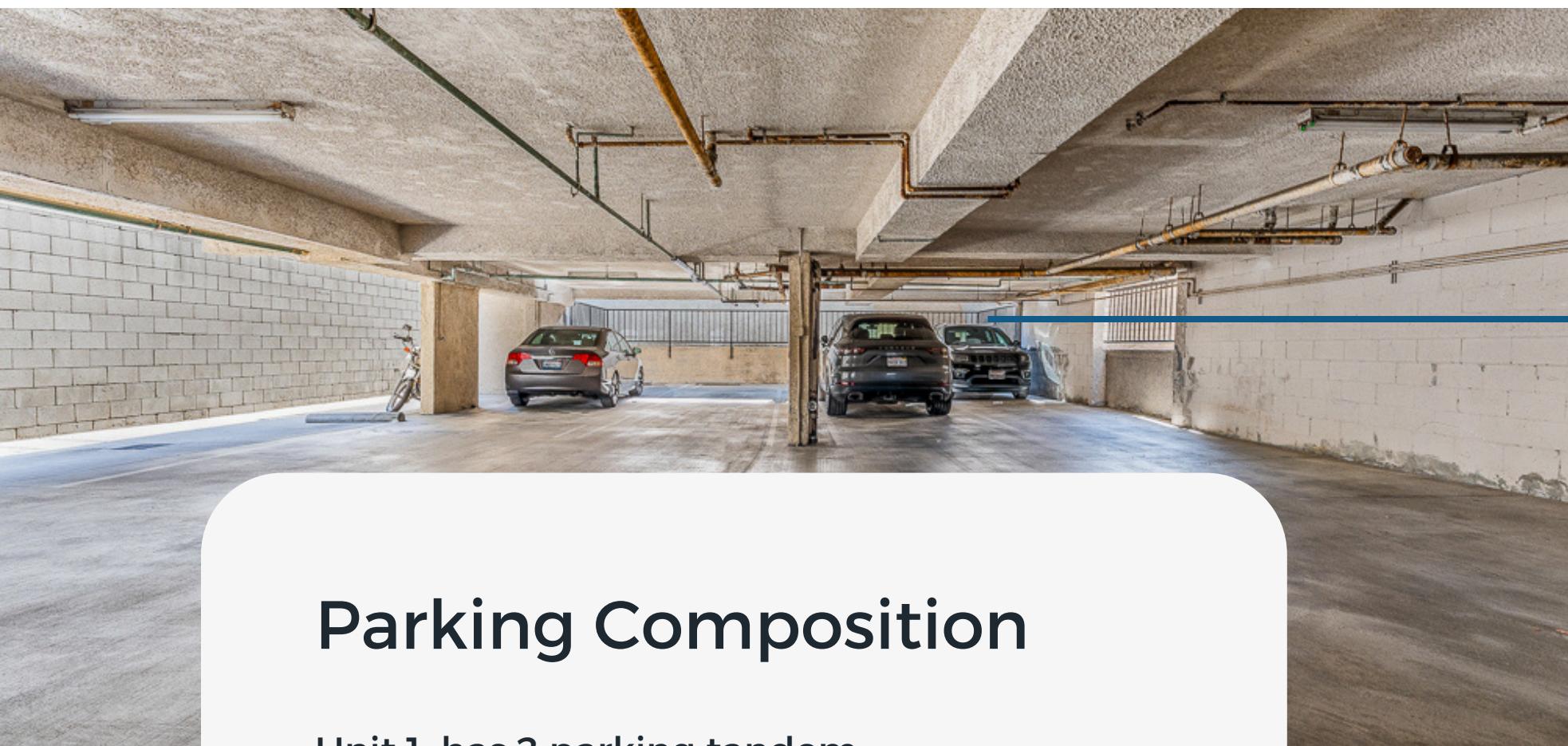


NO RSO

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 **Financials**

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



Insurance

\$10478.62



Maintenance & Repairs

\$49,701.75



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 |





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