

**Loma Vista Apartments
6335 Loma Vista Ave
Bell, CA 90201
Multi-Family**



Prepared for:
Investor

Presented by:



Kristopher German

1221 S. Hacienda Blvd. | Hacienda Heights, CA 91745 | 626.427.0786 | kris@theapartmentdealer.com | BRE 01800021

Loma Vista Apartments

Property Profile

Property Address:	6335 Loma Vista Ave Bell, CA 90201
Assessor Parcel #:	6318-020-017
Units:	7
Year Built:	1955
Building Size:	4,266
Lot Size:	7,571
Zoning:	BLR ₃ YY
Construction:	Wood Frame
Roof Type:	Pitch
Parking:	Onsite



Amenities

Unit Amenities

<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Disposal	<input type="checkbox"/> Central A/C	<input type="checkbox"/> Cable Ready/DSL
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> Wall A/C	<input type="checkbox"/> Furnished
<input type="checkbox"/> Stove	<input type="checkbox"/> Balcony/Patio	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Utilities Paid

Common Area Amenities

<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Secured Parking	<input checked="" type="checkbox"/> BBQ Area	<input type="checkbox"/> Elevator
<input type="checkbox"/> Spa	<input type="checkbox"/> Secured Entry	<input type="checkbox"/> Playground	<input type="checkbox"/> Sundeck
<input type="checkbox"/> Fitness Center	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse	<input type="checkbox"/> Sauna

Investment Highlights

- **Current 6.54% CAP Rate | 10.5 GRM**
- **Tenants Enjoy Onsite Garage Parking & Laundry Facility**
- **Separately Metered for Electricity & Gas**
- **Excellent Cash-Flow Day 1**

Loma Vista Apartments

Photos



Kristopher German [f](#) [in](#) [t](#) [@](#) [v](#)

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
DEALER 

Loma Vista Apartments

Photos (continued)



Kristopher German [f](#) [in](#) [t](#) [@](#) [v](#)

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
— DEALER — 

Loma Vista Apartments

Photos (continued)



Kristopher German [f](#) [in](#) [t](#) [@](#) [v](#)

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
— DEALER — 

Loma Vista Apartments

Photos (continued)



Kristopher German [f](#) [in](#) [t](#) [@](#) [v](#)

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
DEALER 

Loma Vista Apartments

Aerial Map



Kristopher German [f](#) [in](#) [t](#) [@](#) [v](#)

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

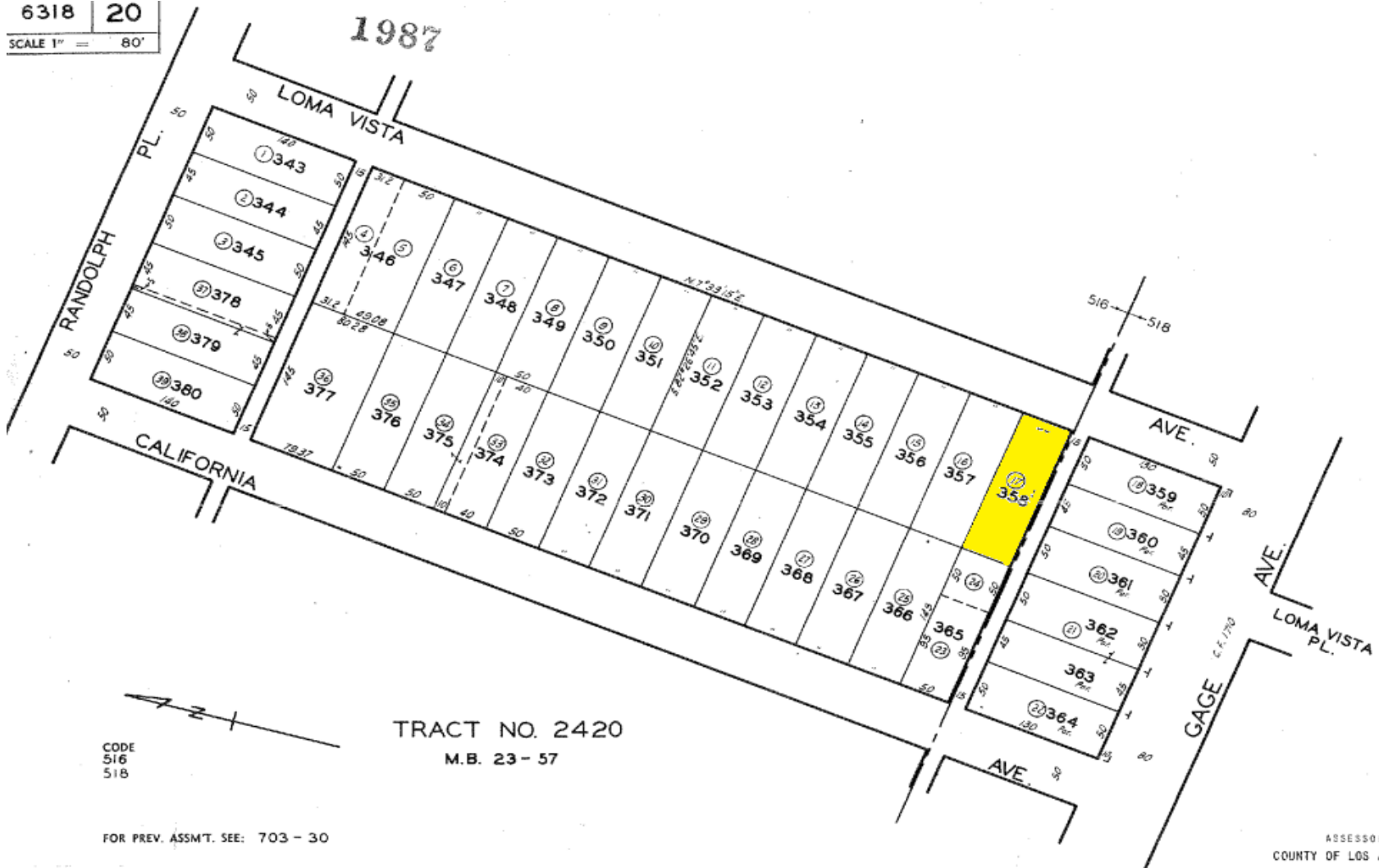
THE APARTMENT
— DEALER — 

Loma Vista Apartments

Parcel Map

6318 | 20
SCALE 1" = 80'

96120-87



Kristopher German     

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
— DEALER — 

Loma Vista Apartments

Current Income & Expense Analysis

6335 Loma Vista Ave
Bell, CA 90201

7	Wood Frame	4,266	7,571	1955	BLR3YY
No. Units	Construction	Net Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

CURRENT ANNUALIZED INCOME

Units	Type	Current	Total
<u>1</u>	<u>2 + 1</u>	\$ <u>2,995</u> - <u>2,995</u>	\$ <u>2,995</u>
<u>4</u>	<u>1 + 1</u>	\$ <u>1,606</u> - <u>1,800</u>	\$ <u>6,835</u>
<u>2</u>	<u>Studio</u>	\$ <u>1,794</u> - <u>1,876</u>	\$ <u>3,670</u>
<u>7</u>			\$ <u>13,500</u>
Laundry & Miscellaneous Income			\$ <u>400</u>

CURRENT ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME	\$ <u>166,800</u>
Vacancy Rate 3%	\$ <u>5,004</u>
GROSS OPERATING INCOME	\$ <u>161,796</u>
Expenses	
Property Taxes	\$ <u>25,579</u>
New Insurance Quote	\$ <u>3,500</u>
Electricity	\$ <u>1,800</u>
Trash	\$ <u>3,600</u>
Water	\$ <u>6,000</u>
Gas	\$ <u>600</u>
Repairs & Maintenance	\$ <u>5,250</u>
Reserves for Replacement	\$ <u>1,050</u>
Total Expenses	\$ <u>47,379</u>
Per Unit	\$ <u>6,768</u>
Per Foot	\$ <u>11.11</u>
NET OPERATING INCOME	\$ <u>114,417</u>

Loma Vista Apartments

Proforma Income & Expense Analysis

6335 Loma Vista Ave
Bell, CA 90201

7	Wood Frame	4,266	7,571	1955	BLR ₃ YY
No. Units	Construction	Net Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

PROFORMA ANNUALIZED INCOME

Units	Type	Proforma	Total
<u>1</u>	<u>2 + 1</u>	\$ <u>2,995</u>	\$ <u>2,995</u>
<u>4</u>	<u>1 + 1</u>	\$ <u>1,850</u>	\$ <u>7,400</u>
<u>2</u>	<u>Studio</u>	\$ <u>1,795</u>	\$ <u>3,590</u>
<u>7</u>			\$ <u>13,985</u>
Laundry & Miscellaneous Income			\$ <u>400</u>

PROFORMA ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME		\$ <u>172,620</u>
Vacancy Rate	3%	\$ <u>5,179</u>
GROSS OPERATING INCOME		\$ <u>167,441</u>
Expenses		
Property Taxes		\$ <u>25,579</u>
New Insurance Quote		\$ <u>3,500</u>
Electricity		\$ <u>1,800</u>
Trash		\$ <u>3,600</u>
Water		\$ <u>6,000</u>
Gas		\$ <u>600</u>
Repairs & Maintenance		\$ <u>5,250</u>
Reserves for Replacement		\$ <u>1,050</u>
Total Expenses	27.4%	\$ <u>47,379</u>
	Per Unit	\$ <u>6,768</u>
	Per Foot	\$ <u>11.11</u>
NET OPERATING INCOME		\$ <u>120,062</u>

Loma Vista Apartments

Current Pricing Analysis and Opinion of Value

6335 Loma Vista Ave
Bell, CA 90201

7	Wood Frame	4,266	7,571	1955	BLR ₃ YY
No. Units	Construction	Net Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

CURRENT PRICING AND FINANCING

PRICE		\$ 1,750,000
Down Payment	40%	\$ 700,000
First Trust Deed	60%	\$ 1,050,000
Interest Rate	6.50% APR	ARM 30/10
Term	30 /5	

COMMENTS

Buyer to obtain a new loan at prevailing market rates and terms.

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 166,800
Less Vacancy	3.0%	\$ 5,004
Gross Operating Income		\$ 161,796
Less Expenses	28.4%	\$ 47,379
NET OPERATING INCOME		\$ 114,417
Less Debt Service		\$ 80,406
PRE-TAX CASH FLOW		\$ 34,011
Return %		4.86%
Gross Rent Multiplier		10.49
Capitalization Rate		6.54%
Price per Square Foot		\$ 410.22
Price per Unit		\$ 250,000

SUBJECT PHOTO



PRICING SUMMARY

Price:	\$ 1,750,000
Down:	\$ 700,000
Loan Amount:	\$ 1,050,000
Price / Unit:	\$ 250,000
Price/ Sq Foot	\$ 410.22
Cash on Cash (%):	4.86%
COC Proforma (%):	5.67%
GRM:	10.49
Cap Rate:	6.54%
Cap Rate(Proforma):	6.86%
GRM (Proforma):	10.14

PROPERTY PROFILE

No. of Units:	7
Year Built:	1955
Square Footage:	4,266
Lot Size:	7,571
Construction Type:	Wood Frame
Roof Type:	Pitch
Parking:	Onsite
Type:	Multi-Family
Parcel No.:	6318-020-017

BROKER CONTACT



Kristopher German

626.427.0786 | kris@theapartmentdealer.com
1221 S. Hacienda Blvd. | Hacienda Heights, CA 91745
BRE 01800021



INVESTMENT CHARACTERISTICS

UNIT MIX & RENT SCHEDULE

# of Units	Type	Current Rent Range	Monthly Income	Avg. Rents	Avg. Rent/Ft	Market Rent	Monthly Income
1	2 + 1	\$ 2,995 - 2,995	\$ 2,995			\$ 2,995	\$ 2,995
4	1 + 1	\$ 1,606 - 1,800	\$ 6,835			\$ 1,850	\$ 7,400
2	Studio	\$ 1,794 - 1,876	\$ 3,670			\$ 1,795	\$ 3,590
7			13,500				13,985

INCOME & EXPENSES

	Current Annualized	Proforma Annualized
Scheduled Gross Income	\$ 162,000	\$ 167,820
Laundry Income	\$ 4,800	\$ 4,800
Total Scheduled Gross Income	\$ 166,800	\$ 172,620
Vacancy Rate	\$ 5,004	\$ 5,179
Effective Operating Income	\$ 161,796	\$ 167,441
Expenses		
Property Taxes	\$ 25,579	\$ 25,579
New Insurance Quote	\$ 3,500	\$ 3,500
Electricity	\$ 1,800	\$ 1,800
Trash	\$ 3,600	\$ 3,600
Water	\$ 6,000	\$ 6,000
Gas	\$ 600	\$ 600
Repairs & Maintenance	\$ 5,250	\$ 5,250
Reserves for Replacement	\$ 1,050	\$ 1,050
	<u>\$ 47,379</u>	<u>\$ 47,379</u>
	Per Unit \$ 6,768	\$ 6,768
	Per Foot \$ 11.11	\$ 11.11
Net Operating Income	\$ 114,417	\$ 120,062
Less: Debt Service	\$ 80,406	\$ 80,406
Pre-Tax Cash Flow	4.86% \$34,010.58	5.67% \$ 39,655.98

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.

Loma Vista Apartments

Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
1	2 + 1	\$2,995	\$2,995
2	1 + 1	\$1,800	\$1,850
3	1 + 1	\$1,800	\$1,850
4	1 + 1	\$1,629	\$1,850
5	1 + 1	\$1,606	\$1,850
6	Studio	\$1,876	\$1,795
7	Studio	\$1,794	\$1,795

GRAND TOTALS:

\$13,500

\$13,985

Kristopher German     

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
— DEALER — 