

# 680 Witmer St.

LOS ANGELES, CA



## PRICE:

\$4,550,000

## INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- New Elevator
- 10.26 GRM & 5.34% Cap Rate
- Unit Mix: 24-Single | 10-1+1
- Nearby Los Angeles Convention Center
- Individually Metered for Gas
- Short Distance To 101, 110 & 10 Freeway
- Located On-Transit Route

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### KW COMMERCIAL

4605 LANKERSHIM BLVD  
SUITE #635  
TOLUCA LAKE, CA 91602

### PRESENTED BY:

#### MICHAEL PESCI

VP OF INVESTMENTS  
BRE # 01274379  
(818) 432-1627  
MIKE@APLAGROUP.COM

#### JAMES ANTONUCCI

VP OF INVESTMENTS  
BRE # 01822661  
(818) 432-1513  
JAMES@APLAGROUP.COM

### INVESTMENT SUMMARY

Price:		\$4,550,000
Down Payment:	50%	\$2,275,000
Units:		34
Cost per Unit:		\$133,824
Current GRM:		10.26
Current CAP:		5.34%
Market GRM:		7.09
Market CAP:		9.25%
Age:		1916
Lot SF:		6,229
Building SF:		21,308
Price per SF:		\$213.53
Zoning:		LACW



New Elevator

Unit Mix: 24-Single | 10-1+1  
Short Distance To 101, 110 & 10 Freeway  
10.26 GRM & 5.34% Cap Rate

### PROPOSED FINANCING

First Loan Amount:		\$2,275,000
Terms:	6.50%	30 Years (5-Year Fix)
Monthly Payment:		\$14,518

### ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$443,544		\$643,500	
Less Vacancy Rate Reserve:	13,306	3.0%	19,260	3.0%
Gross Operating Income:	430,238		622,740	
Less Expenses:	187,458	42.3%	201,895	31.4%
Net Operating Income:	\$242,780		\$420,845	
Less Loan Payments:	174,214	1.39	174,214	
Pre-Tax Cash Flow:	\$68,567	3.0%	\$246,631	10.8%
Plus Principal Reduction:	25,424		25,424	
Total Return Before Taxes:	\$93,991	4.1%	\$272,055	12.0%

### PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
24	Single	\$1,037	\$24,880	\$1,500	\$36,000
10	1+1	\$1,208	\$12,082	\$1,750	\$17,500
Total Scheduled Rent:			\$36,962		\$53,500
Laundry:					\$125
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$36,962		\$53,625
Annual Scheduled Gross Income:			\$443,544		\$643,500

### ESTIMATED EXPENSES

Taxes: (new)	\$56,875
Insurance:	\$23,439
Utilities:	\$46,920
Maintenance:	\$21,512
Rubbish:	\$13,056
Reserves:	\$6,800
Pest Control:	\$900
Off-Site Mgmt:	\$10,756
On-Site Mgmt:	\$7,200
Total Expenses:	\$187,458
Per SF:	\$8.80
Per Unit:	\$5,513

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.

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## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
100	1+1	\$1,008	\$1,750
101	Single	\$1,106	\$1,500
102	Single	\$1,316	\$1,500
103	Single	\$862	\$1,500
104	Single	\$841	\$1,500
105	1+1	\$1,334	\$1,750
106	Single	\$1,050	\$1,500
200	1+1	\$1,008	\$1,750
201	Single	\$1,155	\$1,500
202	Single	\$833	\$1,500
203	Single	\$1,264	\$1,500
204	Single	\$842	\$1,500
205	1+1	\$1,364	\$1,750
206	Single	\$1,159	\$1,500
207	Single	\$787	\$1,500
208	1+1	\$1,042	\$1,750
300	1+1	\$1,584	\$1,750
301	Single	\$875	\$1,500
302	Single	\$897	\$1,500
303	Single	\$875	\$1,500
304	Single	\$1,326	\$1,500
305	1+1	\$1,048	\$1,750
306	Single	\$842	\$1,500
307	Single	\$758	\$1,500
308	Single	\$1,346	\$1,500
400	1+1	\$1,048	\$1,750
401	Single	\$1,390	\$1,500
402	Single	\$1,136	\$1,500
403	Single	\$1,271	\$1,500
404	Single	\$1,225	\$1,500
405	1+1	\$1,367	\$1,750
406	Single	\$736	\$1,500
407	Single	\$986	\$1,500
408	1+1	\$1,280	\$1,750
TOTAL:		\$36,962	\$53,500

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PHOTOS



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AERIAL VIEW



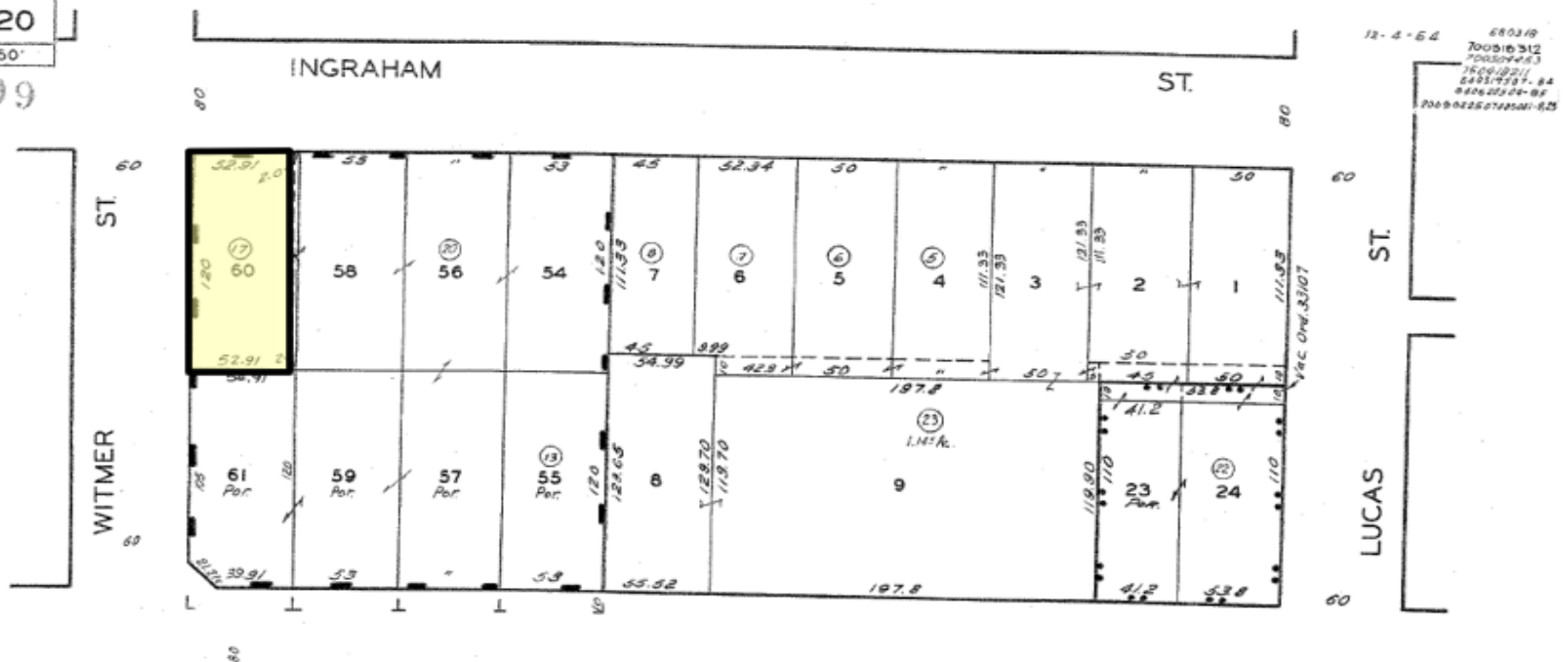
**MICHAEL PESCI & JAMES ANTONUCCI**  
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PARCEL MAP

5143 | 20  
SCALE 1" = 50'  
2009



CODE 57

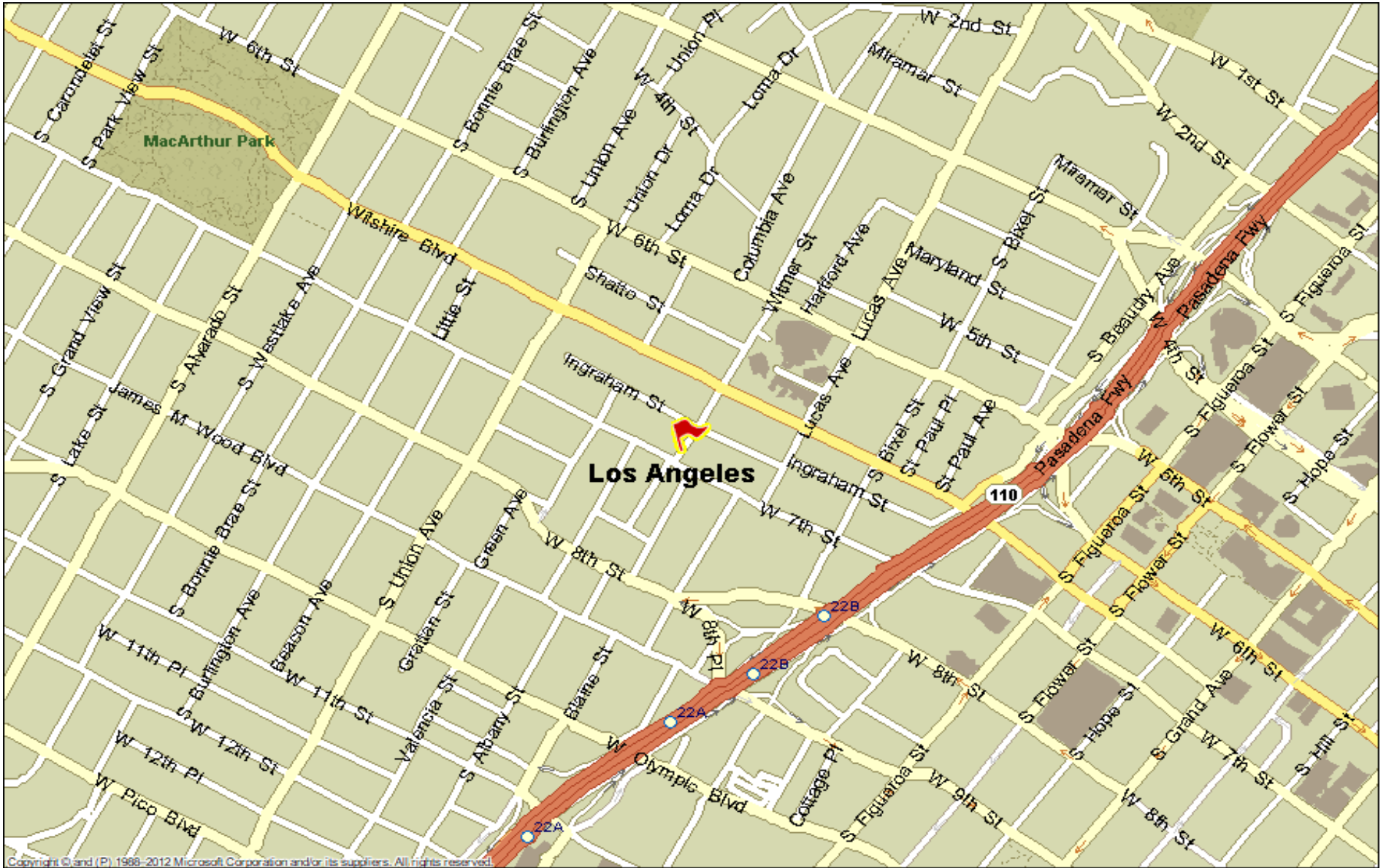
FOR PREV. ASSMT. SEE: 1684-20

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## STREET MAP



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# AMENITY MAP



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