

4185 City Terrace Dr, Los Angeles

\$765,000 | 2 Units | 13.66 GRM | 4.6% Cap Rate



BUCKINGHAM INVESTMENTS
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INVESTMENT HIGHLIGHTS 3

AREA OVERVIEW 4

INVESTMENT SUMMARY 5

RENT ROLL 6

SALES COMPARABLES 7

PROPERTY PHOTOS 9

CONTACT CARD 11

DISCLAIMER 12



TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS

- Well-maintained duplex with two 2-bedroom, 1-bath units
- Modern cosmetic upgrades throughout both units including new flooring, updated kitchens, and refreshed bathrooms
- Major system improvements include seismic retrofitting, updated electrical new windows and tankless water heaters
- On-site laundry and secure, gated parking for two cars
- Bright, comfortable living spaces with contemporary finishes
- Strong investment opportunity in a high-demand rental market



AREA OVERVIEW

Located in the desirable City Terrace neighborhood of East Los Angeles

Close to Cal State LA and Monterey Park Golf Club
Near Robert F. Kennedy Elementary School, LA County Fire
Department HQ, and LA County Sheriff's Training Academy

Convenient access to major freeways: 10, 710, and 60
Easy commute to nearby employment, education, and amenities

Central East LA location with consistent rental demand



INVESTMENT SUMMARY

ANNUALIZED OPERATING DATA

GENERAL INFORMATION

Price	\$765,000
Year Built	1954
Units	2
Building Sq. Ft	1,312
Lot Sq. Ft	2,261
Price / Sq. Ft	\$583
Price / Lot Sq. Ft	\$338
Price / Unit	\$382,500
Current GRM	13.66
@ Market GRM	11.83
Current Cap Rate	4.6%
@ Market Cap Rate	5.6%

Income	Actual	Pro Forma
Gross Scheduled Rents	\$56,004	\$64,680
Parking Income	-	-
Less Vacancy @ 5%	(\$2,800)	(\$3,234)
Effective Gross Income	\$53,204	\$61,446
Expenses	Actual	Market
Taxes	\$9,563	\$9,813
Insurance	\$2,700	\$2,700
Repairs and Maintenance	\$2,606	\$6,019
Property Management	-	-
Utilities	\$1,877	\$1,877
Pest Control	\$840	\$840
Cleaning/Gardening	\$720	\$720
City Licensing and Permits	-	-
Total Expenses	\$18,360	\$18,772
Net Operating Income	\$34,844	\$42,674

PROPOSED FINANCING

Loan Amount (70%)	\$535,500
Down Pmt (30%)	\$229,500
Rate (%)	6.25%
Amortization (years)	30
Payment (monthly)	(\$3,297)
Debt Cov. Ratio	0.88



*Photo has been virtually staged

RENT ROLL



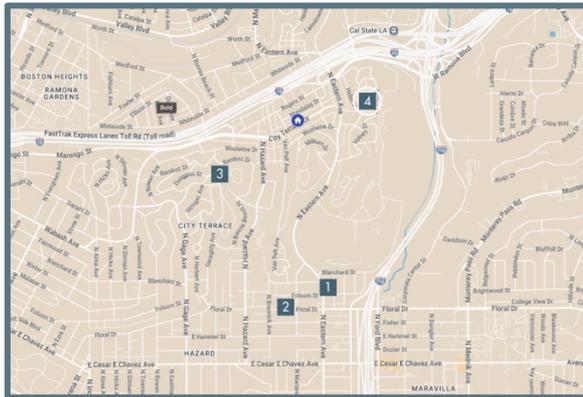
*Photo has been virtually staged

# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	2BD/1BA	\$2,695**	\$2,695
1	2BD/1BA	\$1,972	\$2,695
TOTAL		\$4,572	\$5,390

**Vacant market, rents applied

SALES COMPARABLES DATA

Address	Year Built	Sales Price	Units	Square Feet	Lot Square Feet	GSI	GSI @ Market Rents	GRM	GRM @ Market Rents	Cap @ 35% exp	Cap @ Market Rents	Price per Unit	Price per Sq. Ft.	Price per Lot Sq. Ft.	Upside in Rents
Subject Property	1954	\$785,000	2	1,312	2,261	\$54,420	\$64,680	14.4	12.1	4.5%	5.4%	\$392,500	\$598	\$347	19%
1. 814 N Eastern	1924	\$770,000	2	1741	3978	\$50,400	\$50,400	15.3	15.3	4.3%	4.3%	\$385,000	\$442	\$194	0%
2. 4141 Floral Dr	1953	\$810,000	2	2370	5999	\$39,000	\$69,600	20.8	11.6	3.1%	5.6%	\$405,000	\$342	\$135	78%
3. 3882 Dwiggins	1930	\$824,900	2	1722	7594	\$60,000	\$60,000	13.7	13.7	4.7%	4.7%	\$412,450	\$479	\$109	0%
4. 4419 City Terrace Dr	1969	\$1,030,000	2	2150	10894	\$67,200	\$67,200	15.3	15.3	4.2%	4.2%	\$515,000	\$479	\$95	0%
							Average (excluding subject)	16.3	14.0	4.1%	4.7%	\$429,363	\$436	\$133	



PROPERTY PHOTOS



PROPERTY PHOTOS



CONTACT INFO



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