

# PROPERTY SUMMARY

4035 INGLEWOOD BOULEVARD | LOS ANGELES, CA 90066



## Property Summary

Price:	\$2,300,000
Units:	8
Price / Unit:	\$287.5K
NOI:	\$107,172
CAP Rate:	4.66
GRM:	11.43
Building SF:	6490
Price / SF:	\$354
Lot Size:	5,999 SF
Parking:	6
Year Built:	1959
Zoning:	LAR3

## Property Overview

Keller Williams Realty and Everyday Real Estate Inc. are pleased to offer this exclusive bread and butter, prime Mar Vista 8-unit (two non-conforming) property. The property boasts a favorable unit mix of two 0+1, one 1+1, three 2+1, one 2+2, and one 3+2. Three of the units are fully furnished and operating on month-to-month leases and can be delivered vacant. (0+1, 1+1, 2+2) Retrofit and ADU plans and permits are included (owner spent \$42K). This new 2+1 unit is projected to increase revenue by \$28.8K per year and will satisfy the retrofit requirement. Permits have been filed but no work has commenced. Property is master metered for water, has 6 parking spaces and laundry room onsite with leased washer and dryer.

## Location Overview

Great Westside location south of Washington Place and West of Centinela. Walking distance to shopping, markets, banks, gyms, restaurants, a bowling alley, and a coffee shop. Located in the heart of the Mar Vista submarket in Los Angeles just minutes away from all that the area has to offer. The neighborhood boasts a blend of residential charm and urban convenience, making it an attractive location for potential renters.

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# PROPERTY PHOTOS

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# EXECUTIVE SUMMARY

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## Acquisition Costs

Purchase Price, Points and Closing Costs	\$2,300,000
Investment - Cash	\$2,300,000

## Investment Information

Purchase Price	\$2,300,000
Price per Unit	\$287,500
Price per SF	\$354.45
Expenses per Unit	(\$11,009)

## Income, Expenses & Cash Flow

<b>Gross Scheduled Income</b>	<b>\$201,231</b>
Total Vacancy and Credits	(\$5,985)
Operating Expenses	(\$88,074)
<b>Net Operating Income</b>	<b>\$107,172</b>
Debt Service	\$0
<b>Cash Flow Before Taxes</b>	<b>\$107,172</b>

## Financial Indicators

Cash-on-Cash Return Before Taxes	4.66%
Debt Coverage Ratio	N/A
Capitalization Rate	4.66%
Gross Rent Multiplier	11.43
Gross Income / Square Feet	\$31.01
Gross Expenses / Square Feet	(\$13.57)
Operating Expense Ratio	45.11%



# PRO FORMA SUMMARY

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## Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	\$199,491	\$24,936	\$216,840	\$27,105
- Less: Vacancy	(\$5,985)	(\$748)	\$0	\$0
+ Misc. Income	\$1,740	\$218	\$1,740	\$218
Effective Gross Income	\$195,246	\$24,406	\$218,580	\$27,322

## Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Building Insurance	\$6,000	\$750	\$6,000	\$750
General Supplies	\$2,500	\$313	\$2,500	\$313
Janitorial	\$2,040	\$255	\$2,040	\$255
Maintenance	\$8,000	\$1,000	\$8,000	\$1,000
Repairs	\$5,242	\$655	\$5,242	\$655
Taxes - Real Estate	\$28,750	\$3,594	\$37,500	\$4,688
Utilities-DWP	\$26,718	\$3,340	\$17,441	\$2,180
Utilities - Other	\$0	\$0	\$584	\$73
Utilities - Gas	\$3,916	\$490	\$2,905	\$363
Utilities - Trash	\$4,908	\$614	\$3,937	\$492
Total Expenses	(\$88,074)	(\$11,009)	(\$86,149)	(\$10,769)
Net Operating Income	\$107,172	\$13,396	\$132,431	\$16,554

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# UNIT RENT ROLL

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Unit	Description	Approx. SF	Current Rent	Pro Forma Rent	Comments
1	2+1	1,045	\$2,550	\$2,550	Furnished, Long Term Tenant
2	2+1	1,040	\$2,045	\$2,550	
3	1+1	735	\$2,000	\$2,000	Monthly Furnished
4	2+1	1,045	\$2,575	\$2,725	\$2400 Rent, \$175 Parking
5	2+2	1,040	\$2,645	\$2,645	Monthly Furnished
6	3+2	1,195	\$1,756	\$2,950	
7	0+1	195	\$1,103	\$1,150	*Non Conforming, Actual unit # is 1A*
8	0+1	195	\$1,950	\$1,500	*Monthly Furnished, Non Confirming, Actual unit # is 4A*

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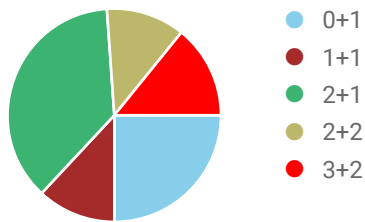
# UNIT MIX REPORT

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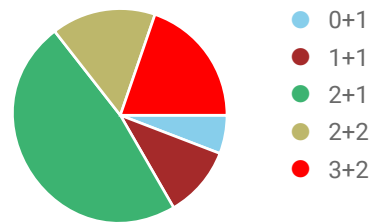


Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
2	0+1	195	\$1,526	\$3,053	\$1,325	\$2,650
1	1+1	735	\$2,000	\$2,000	\$2,000	\$2,000
3	2+1	1,043	\$2,390	\$7,170	\$2,608	\$7,825
1	2+2	1,040	\$2,645	\$2,645	\$2,645	\$2,645
1	3+2	1,195	\$1,756	\$1,756	\$2,950	\$2,950
8		6,489		\$16,624		\$18,070

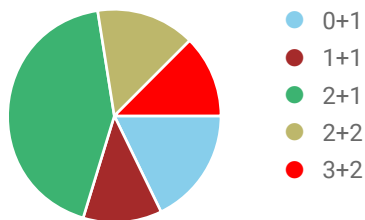
UNIT MIX



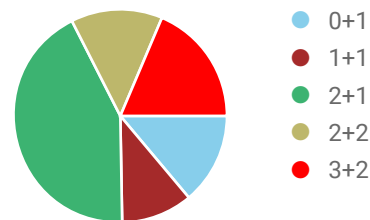
UNIT MIX SQUARE FEET



UNIT MIX INCOME



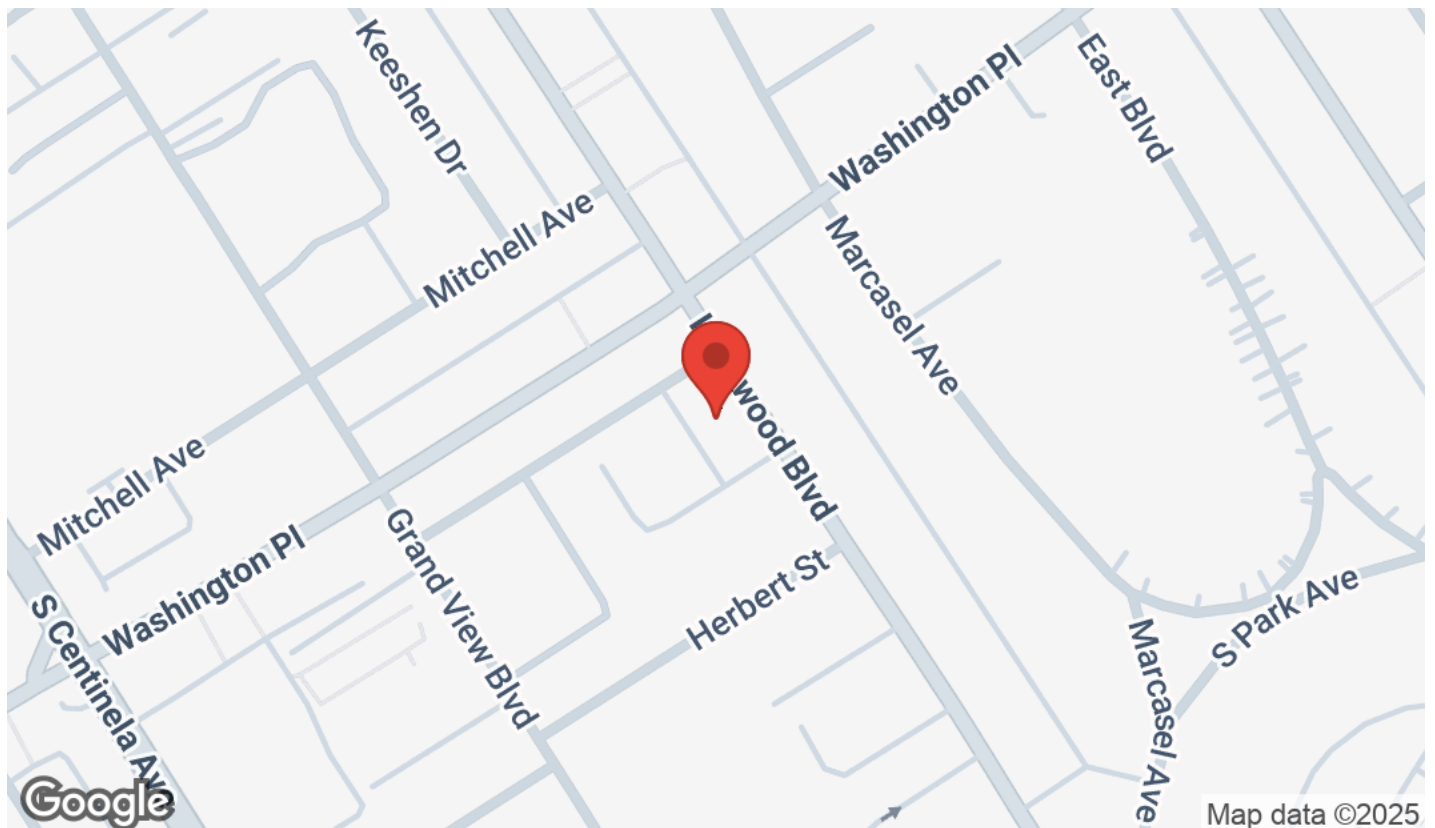
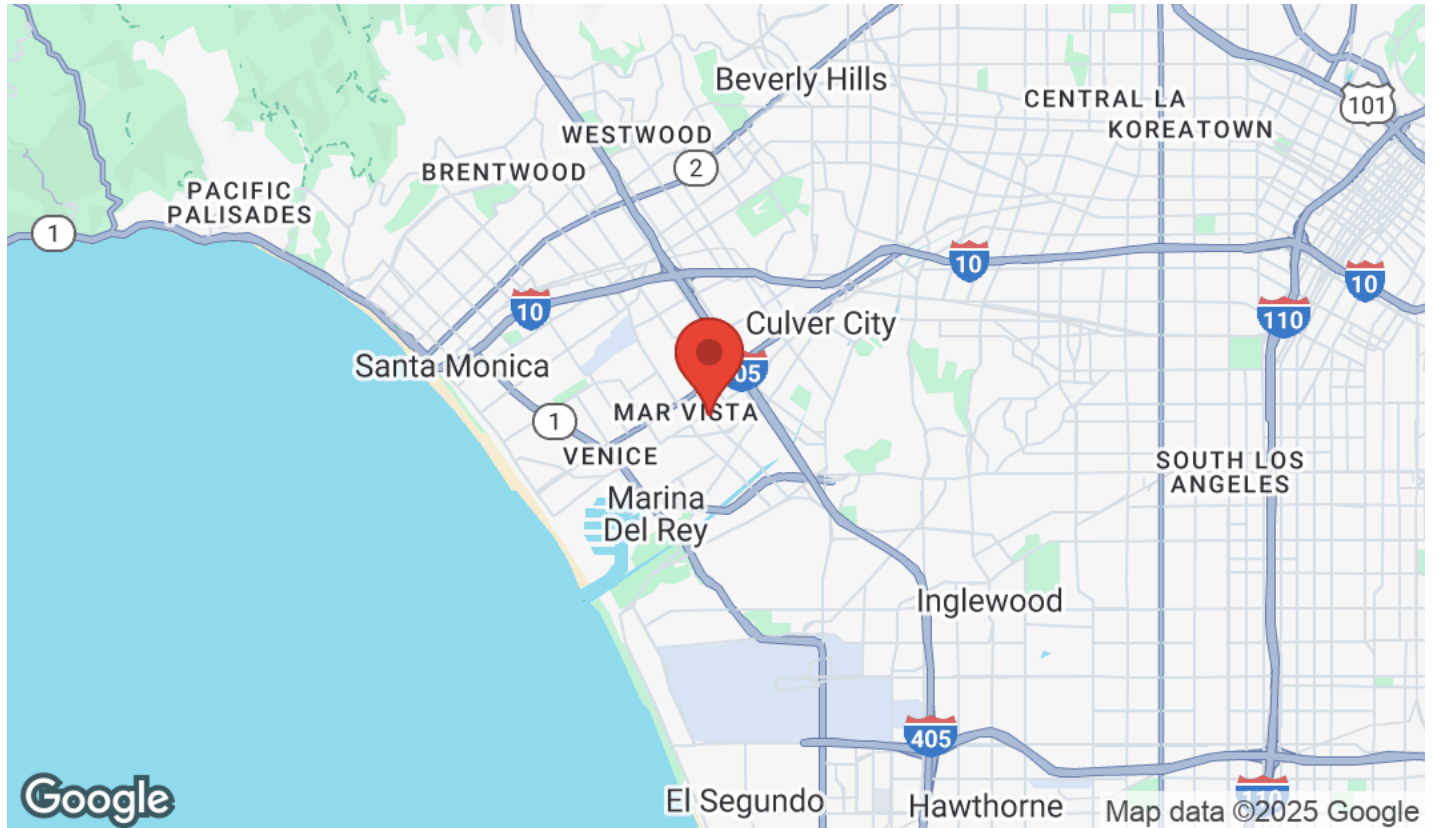
UNIT MIX MARKET INCOME





# LOCATION MAPS

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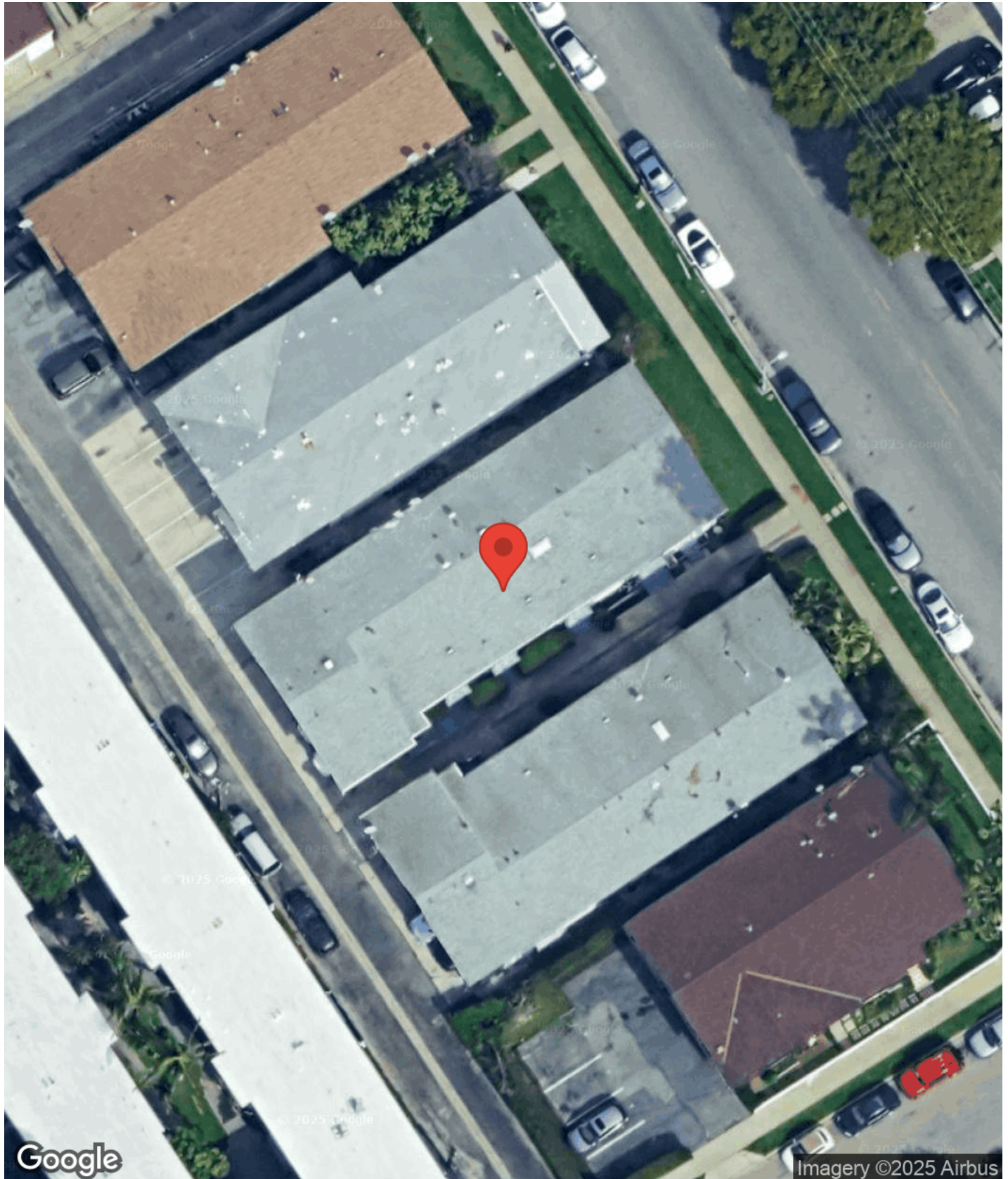
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# AERIAL MAP

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