

4724 WEST 173RD STREET
LAWNDALE, CA 90260



4 Units in centrally located South Lawndale with potential rental upside | 5% CAP, about 3 miles from the beach. No LA City rent control.





TAMAS
BATYI

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4724 WEST 173RD STREET, LAWDALE, CA 90260

Property Overview



ADDRESS

4724 W. 173rd St. Lawndale, CA 90260

OFFERING PRICE
\$1,900,000

PRICE PER UNIT
\$475,000

PRICE PER FOOT
\$425.15

CURRENT GRM
14.3

NUMBER OF UNITS
4

BLDG. SIZE
4,469

YEAR BUILT
1986

UNIT MIX
4 2B/2B

LOT SIZE
5,777

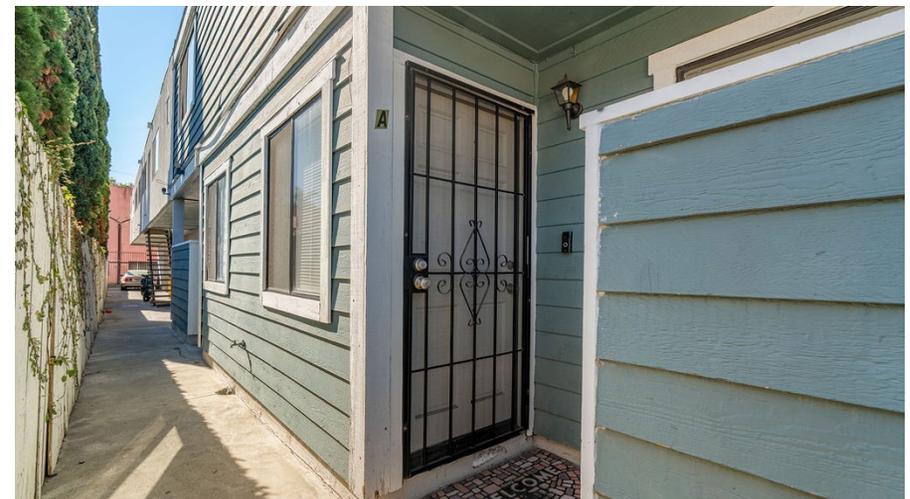
CURRENT CAP
5%

Property Highlights



- **Well-maintained and recently updated property featuring recent capital improvements throughout the units.**
- **One unit will be delivered vacant at close of escrow, offering an excellent opportunity for an owner-user.**
- **Less than 3 miles away from beaches of the Southbay**
- **Professionally managed**
- **8 parking spaces**
- **Separately metered units**
- **Potential rental upside**

Exterior Photography





Neighborhood Overview



Financials





COMPASS

APPROX YEAR BUILT | 1986
APPROX LOT SIZE | 15,777
APPROX BLDG SIZE | 4,469

PRICE PER SF | \$425.15
CURRENT CAP | 5%

Financials

4724 West 173rd St. | Offered at \$1,900,000

Investment Summary

PRICE	\$1,900,000
DOWN PAYMENT	\$000,000
NUMBER OF UNITS	4
PRICE PER UNIT	\$475,000
CURRENT GRM	14.3
POTENTIAL GRM	
PROPOSED FINANCING	\$000,000

Annualized Operating Data

	CURRENT RENTS
SCHEDULED GROSS INCOME	\$132,940
VACANCY ALLOWANCE	
GROSS OPERATING INCOME	\$132,940
LESS EXPENSE	\$37,689
NET OPERATING INCOME	\$95,251
LESS LOAN PAYMENT	
PRE-TAX CASH FLOW	
PLUS PRINCIPAL REDUCTION	
RETURN BEFORE TAXES	\$95,251

Estimated Expenses

TAXES	\$22,000
INSURANCE	\$3,500
UTILITIES	\$8,089
REPAIRS/MAINTENANCE	
PROFESSIONAL MGMT	\$4,000
ON-SITE MANAGER	
MISC	\$100
TOTAL EXPENSES	\$37,689
PER SQ. FT	\$8.43
PER UNIT	\$9,422.25

Rent Roll



UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT
1	2 BD 2 BA	-	\$3,095	\$3,200
2	2 BD 2 BA	-	\$2,550	\$3,200
3	2 BD 2 BA	-	\$2,600	\$2,800
4	2 BD 2 BA	-	VACANT	\$2,800
MONTHLY			\$11,045	\$12,000
ANNUAL			\$132,540	\$144,000



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