

**8819 Reading Avenue  
Westchester, CA 90045**

**Offered at  
\$2,750,000**



Just minutes from Sofi Stadium, LAX, Silicon Beach, West LA, and the South Bay, this exceptional 7-unit building offers an unbeatable investment opportunity. Featuring a nearly finished, brand-new 2bd/1ba permitted ADU, this property is already generating a substantial \$191,088 in gross income- with 20% upside in rents.

**Contact Information :**

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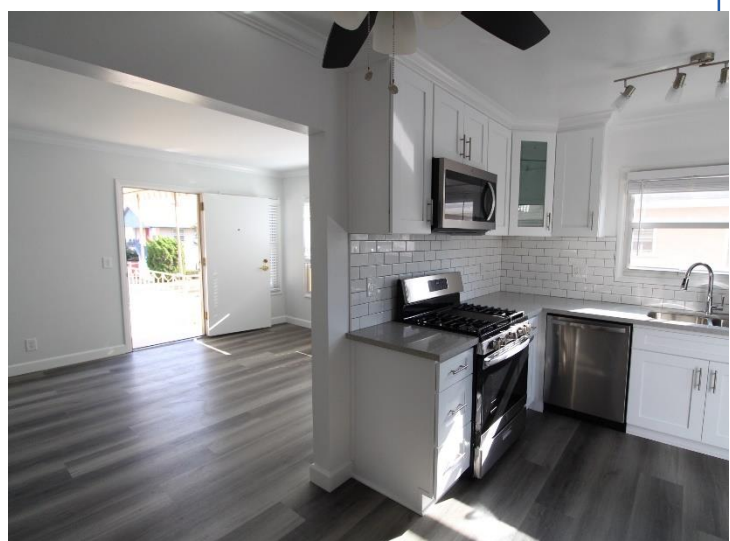
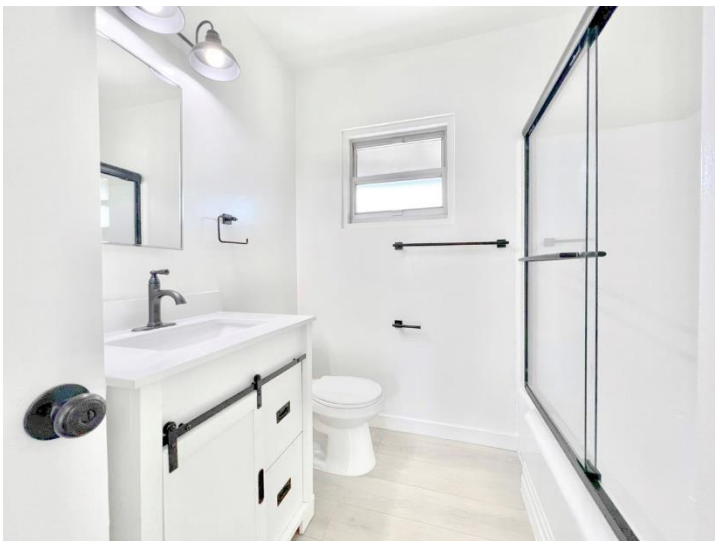
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Viktorie, Commercial & Investment Properties**

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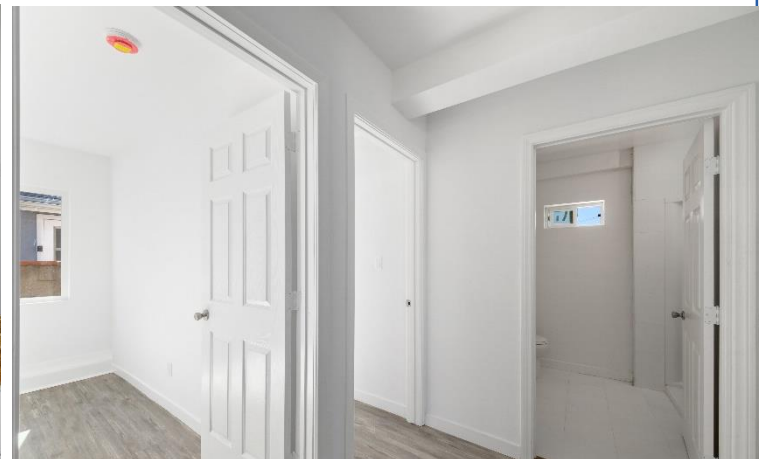
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**8819 Reading Avenue  
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**3 Remodeled  
Units**



The building boasts 3 newly remodeled units and recent upgrades, including dual-pane windows, copper plumbing, a new roof, foundation work, fresh exterior paint, and updated landscaping. Plus, with a Tier 3 Transit Oriented Communities Density Bonus (TOC), the 7,008 sq ft R3 lot offers exciting future development potential.

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Copper Plumbing

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<b>List Price:</b>		<b>\$2,750,000</b>	<b>Proposed Financing</b>		
Down Payment:	<b>43%</b>	\$1,182,500	First Loan Amount:	\$1,567,500	New
Number of units:		<b>7</b>	Terms:	<b>6.35%</b>	
Cost per Unit:		\$392,857	Payment	\$9,754	
<b>Current GRM:</b>		14.39		<b>Fixed for 5 Years</b>	
Market GRM:		11.53	Second Loan Amount	\$0	
<b>Current CAP:</b>		5.11%	Terms	0.00%	
Market CAP:		6.74%	Payment	\$0	
Year Built / Age:		<b>1951</b>	Debt Coverage Ratio	1.20	
Approx. Lot Size:		<b>7,008</b>	<b>Upside in Rents</b>	<b>24.84%</b>	
Approx. Gross RSF:		<b>4,616</b>			
Cost per Net RSF:		\$595.75			

Annualized Operating Data	Current Rents		Market Rents	
<b>Scheduled Gross Income:</b>	\$191,088		\$238,560	
Vacancy Rate Reserve:	5,733	<b>3%<sup>1</sup></b>	8,350	<b>4%<sup>1</sup></b>
Gross Operating Income:	185,355		230,210	
Expenses:	44,822	23% <sup>1</sup>	44,822	19% <sup>1</sup>
<b>Net Operating Income:</b>	140,533		185,388	
Loan Payments:	117,043		117,043	
<b>Pre Tax Cash Flows:</b>	23,491	2% <sup>2</sup>	68,346	6% <sup>2</sup>
Principal Reduction:	17,506		17,506	
<b>Total Return Before Taxes:</b>	40,997	3% <sup>2</sup>	85,852	7% <sup>2</sup>

<sup>1</sup> As a percent of Scheduled Gross Income      <sup>2</sup> As a percent of Down Payment

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## 8819 Reading Avenue Westchester, CA 90045

Scheduled Income						Annualized Expenses:	
No. of Units	Bdrms/ Baths	Approx. Sq. Ftg.	Current Rents		Market Rents		Estimated
			Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	
4	1/1	600	\$1,605	\$6,421	\$2,533	\$10,132	Taxes \$33,000
2	2/1	755	\$2,877	\$5,753	\$2,999	\$5,998	Insurance \$3,000
1	2/1	705	\$3,750	\$3,750	\$3,750	\$3,750	Utilities \$4,200
						\$0	Licenses and Permits \$422
							Main. & Repairs \$2,800
							Management \$0
							Waste Management \$0
							Gardening \$1,400
							Misc/Reserves \$0
							Pest Control \$0
<b>Total Scheduled Rent:</b>				\$15,924		\$19,880	
Laundry				\$0		\$0	
Other Income				\$0		\$0	
<b>Monthly Scheduled Gross Income:</b>				\$15,924		\$19,880	<b>Total Expenses:</b> \$44,822
<b>Annualized Scheduled Gross Income:</b>				\$191,088		\$238,560	Per Net Sq. Ft: \$9.71
Utilities Paid by Tenant:				Gas & Electric			Per Unit: \$6,403

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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## Commercial is Our Calling



Coldwell Banker Commercial is a leading provider in commercial real estate brokerage services with access to thousands of industrial, land, multi-family, office and retail commercial real estate listings across the United States, Canada and worldwide. The Coldwell Banker Commercial organization has an expansive database of commercial real estate listings and Frank Ponce is ready to help clients discover untapped commercial real estate market opportunities and deliver a range of services.

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# Global Presence. Local Power



## OUR APPROACH

### **Commercial is our calling.**

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

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**INTERNATIONAL  
PROPERTY  
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BEST INTERNATIONAL  
REAL ESTATE AGENCY  
MARKETING

2014-2015

**Coldwell Banker  
Residential Brokerage**  
has been recognized  
*as the*  
**BEST INTERNATIONAL  
REAL ESTATE MARKETING**  
*at the*  
International Property Awards



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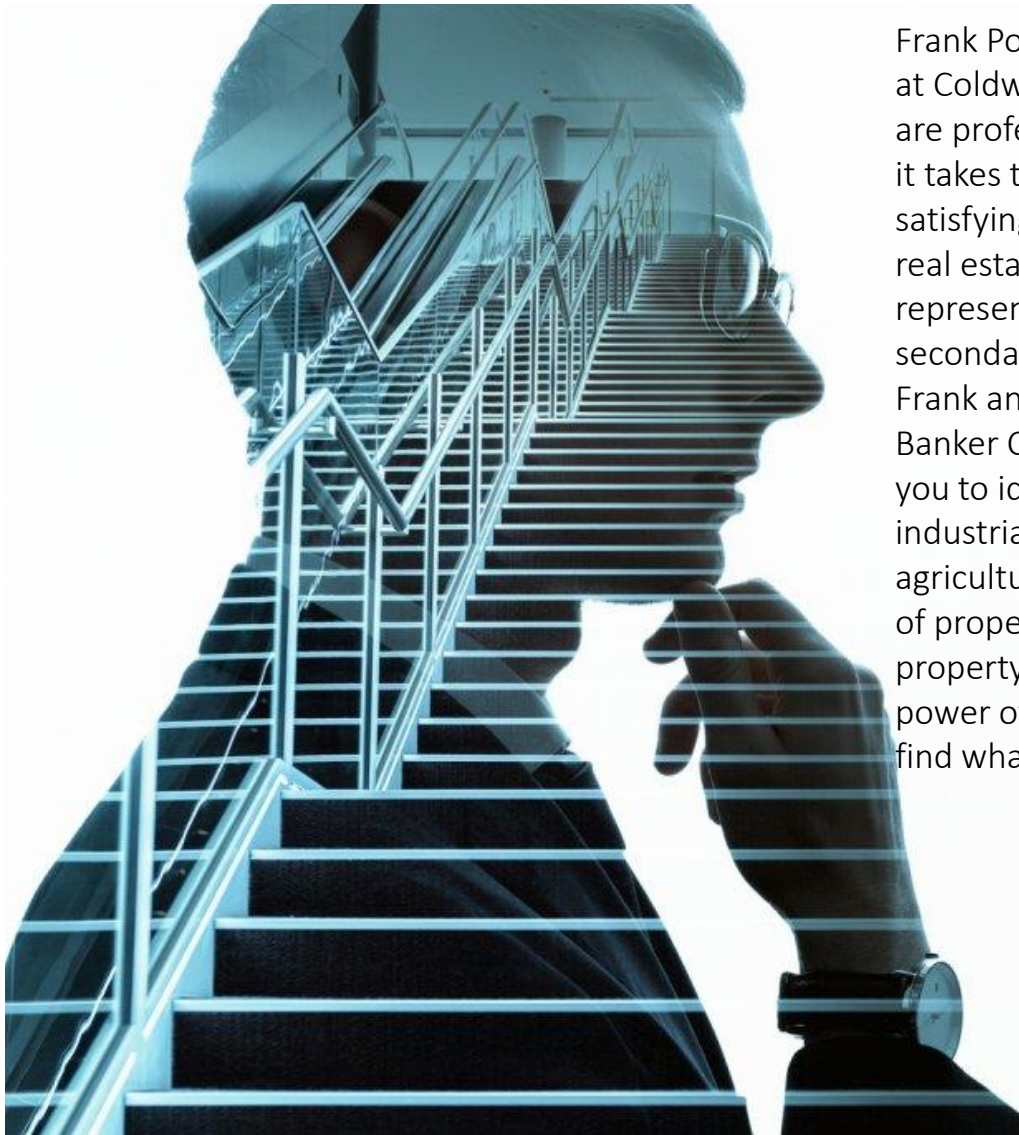
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# Thought and Leadership into Every Deal



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