

2330 & 2332 Silver Ridge Ave
Los Angeles, CA 90039

tracy do | COLDWELL BANKER REALTY

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Summary

Price: \$1,495,000
Number of Legal Units: 2
 Cost per Legal Unit: \$747,500
 Approx. Age: 1964
 Approx. SF: 2,618
 \$/SF: \$571.05
 Lot Size (SF): 4,097



Annualized Operating Data

Market

	Current Rents			Market Rents		
Actual Gross Income:	\$46,363.44			\$140,400		
Less Vacancy Rate Reserve:	\$1,391	3%	*	\$4,212	3%	*
Gross Operating Income:	\$44,973			\$136,188		
Less Expenses:	\$31,114			\$31,114		
Net Operating Income:	\$13,859			\$105,074		

* As a percent of Scheduled Gross Income.

Scheduled Income

Estimated Yearly Expenses

No. of Units	Unit #	Bd/Ba	Current Rents		Market Rents		Estimated Yearly Expenses	
			Monthly Income	Monthly Rent/Unit	Monthly Rent/Unit	Monthly Rent/Unit		
1	2330	3+2	\$0	\$5,850	\$5,850	Taxes	\$13,562	
1	2332	3+2	\$3,864	\$5,850	\$5,850	Insurance	\$5,852	
						Gardener	\$600	
						Sewer/Trash	\$3,000	
						Repairs	\$8,100	

Total Scheduled Rent

Monthly Scheduled Gross Income:	\$3,863.62	\$11,700	*Total Expenses:	\$31,114
Annual Scheduled Gross Income:	\$46,363.44	\$140,400	Expenses Per Unit:	\$15,557

Expenses are Estimates

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.